

6516 35 Avenue, Calgary T3B 1S8

MLS®#: **A2124213** Area: **Bowness** Listing Date: **04/18/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **11,517 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
217
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,City Lot,Few Trees,Front Yard,Lawn,Street Lighting,Near Public Transit,Rectangular Lot**
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard,Storage** Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-C2**
 Legal Desc: **4610AJ**

Remarks

Pub Rmks: **Exceptional 11494 Sq. Ft. Lot 50' x 229.88' in SIZE right here in Bowness for all your Building needs. There is an approximate 824 Sq. Ft. Bungalow located on it that we do NOT have access to and is currently rented up and down and a 4 Car Heated Detached Garage/Shop 16.5' X 52' 824 Sq. Ft. in Size. The property is for the LAND ONLY and NO ACCESS will be given to either the house nor the Garage/Shop. There is a Shed as well. Imagine what you could do with this size parcel??? Endless possibilities, and Great Location too. To change the Zoning from R-C2 to a M-C1, you would need to apply through City of Calgary the Land Use Amendment.**

Inclusions:
Property Listed By:

Builders looking for your next opportunity, then you need to drive by this parcel and see for yourself.
"AS IS"
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



