

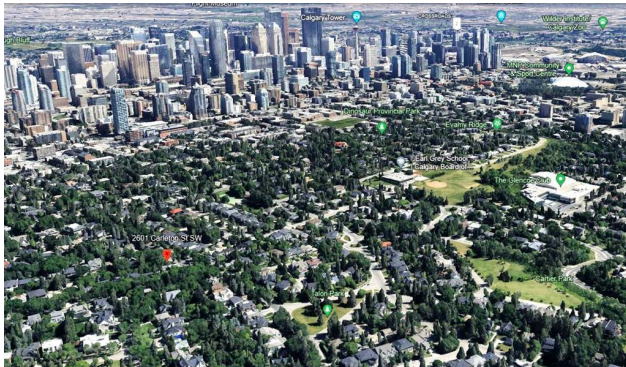


THE
A-TEAM

**RE/MAX
FIRST**

2601 CARLETON Street, Calgary T2T 3K8

MLS® #: **A2124807** Area: **Upper Mount Royal** Listing Date: **04/22/24** List Price: **\$925,000**
Status: **Pending** 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: **4,294 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

27
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **7080AJ**

Zoning: **R-C1**

Remarks

Pub Rmks: **Located in the heart of Old Mount Royal, this is a unique opportunity to develop a new home that would enjoy some very special features. A collection of mature trees creates a park-like and private setting. The alley behind has never been opened so vehicle access is from the front Street. The unopened alley is also heavily treed adding an additional layer of beauty and privacy. The rear yard has west orientation with wonderful sun-dappled light quality. Dimensions are: 60' across the front, 25' across the rear, and average side depth of 106'. Perfect for infill/townhome development. The original house has been removed so you will save demolition costs. The garage straddling the property line can be demolished by a buyer after completion of a sale. This is a great location with easy access to endless inner-city amenities, schools, The Glencoe Club and the downtown core.**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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

