



THE
A-TEAM

**RE/MAX
FIRST**

2518 16B Street, Calgary T2T 4L9

MLS® #: **A2125541**

Area: **Bankview**

Listing Date: **04/26/24**

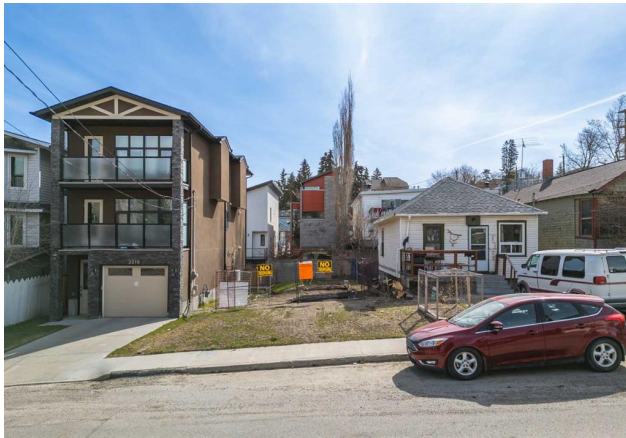
List Price: **\$474,900**

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:

2,055 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

23

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>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Title: Fee Simple Legal Desc:	7250AJ	Zoning: M-CG d111	Remarks		

Pub Rmks: **Don't miss this wonderful opportunity in the vibrant inner city community of Bankview. Modern build lot with plans and approved development permit for a 2,321 sqft. 3 storey (on grade) infill with legal suite. Further savings as demolition has already been completed for you. Minutes to the downtown core, eclectic shops and bistros along 17 Ave, shopping, parks, trendy Marda Loop district, public transit and Foothills & Children's hospitals. Quick exit to Crowchild Trail. Prime inner city**

Inclusions:
Property Listed By:

estate opportunity offering exciting build/hold possibilities.
None
RE/MAX Real Estate (Central)

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

