



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5210 76 Avenue, Calgary T2C 2X2**

MLS® #: **A2125784**

Area: **Foothills**

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

List Price: **\$2,200,000**

Status: **Active**

County: **Calgary**

Change: **-\$300k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**71,042 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**25**

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

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**8010816**

Zoning:

**DC**

Remarks

Pub Rmks:

**Discover the potential of this exceptional 1.63-acre corner lot, Direct Control Zoning (D-C) and located at the intersection of 52nd Street and 76 Avenue. Enjoy unparalleled visibility and accessibility, with close proximity to Stoney Trail offering seamless connectivity to surrounding areas. This strategic location presents an ideal opportunity for commercial development, providing flexibility and control over land use regulations**

Inclusions:

**N/A**

Property Listed By:

**Century 21 Bravo Realty**



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





