



THE
A-TEAM

**RE/MAX
FIRST**

1607 9 Street, Calgary T2M 3L5

MLS® #: **A2126369**

Area: **Rosedale**

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

List Price: **\$919,900**

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:

5,995 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:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-C1

Legal Desc:

2187V

Remarks

Pub Rmks:

Rare 50 foot x 120 foot WALKOUT lot, west backing, in stunning Rosedale! All the hassle of removing the existing home has already been done for you, paving the way for a smooth transition from concept to construction. As an added bonus, this vacant lot already has an approved development permit. Current approved plans feature an open concept 5 bedroom home with walkout basement! Plans also feature a rear attached triple car garage which connects to the house via a breezeway

and functions as a huge mudroom! Embrace the convenience of urban living with close proximity to an array of amenities, including esteemed schools, bustling shopping districts, efficient transit options, and renowned institutions such as S.A.I.T and the University of Calgary. For those seeking proximity to healthcare facilities, the esteemed Foothills Hospital is just a stone's throw away. Additionally, downtown Calgary is mere minutes away, ensuring effortless access to the vibrant city centre and all its offerings. Don't miss this rare opportunity to secure your slice of urban paradise in Rosedale, where sophistication meets convenience and luxury knows no bounds. Contact your realtor to embark on the journey of creating your dream home in this prestigious locale!

Inclusions:

Property Listed By:

N/A

TREC The Real Estate Company

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



