



THE
A-TEAM

**RE/MAX
FIRST**

2250 17A Street, Calgary T2E 8K4

MLS®#: **A2132225** Area: **Bankview** Listing Date: **05/15/24** List Price: **\$2,850,000**
 Status: **Active** County: **Calgary** Change: **-\$175k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **20,559 sqft**
 Lot Shape: **100'x206**

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

DOM

124
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: Zoning:
Fee Simple **M-CG d111**
 Legal Desc: **2211363**

Remarks

Pub Rmks: **Superb development site. Located in the Inner City Community of Bankview. Cleared & Ready for Construction. 100' front x 206' deep 20,600SF. There is no rear lane with clear access from 17A Street & 17B Street. Lot has recently had a clean phase 1 completed, appropriate geo tech report & survey report that the seller**

will share as requested. Seller may also consider subdividing into 2 parcels ea. 100' front x 103' deep. One on 17A St & the 2nd on 17B Street . Or, subdivide into 4, 50'x103' parcels. This is Bare land. GST IS IN ADDITION TO THE PURCHASE PRICE.

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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



