



THE
A-TEAM

**RE/MAX
FIRST**

36 ELMONT Drive, Calgary T3H 3X5

MLS® #: **A2132821**

Area: **Springbank Hill**

Listing Date: **05/17/24**

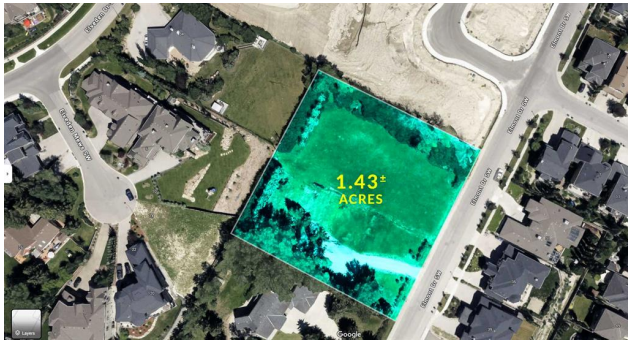
List Price: **\$2,995,000**

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:

63,597 sqft

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

122

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

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

Title:

Fee Simple

Legal Desc:

9111797

Zoning:

R-1s

Remarks

Pub Rmks:

Calling all developers, builders and investors - this is your opportunity to purchase a prime parcel of land in coveted Springbank Hill. 1.46+- acres of land. The current owner has completed all necessary reports and due diligence, and this parcel is shovel ready for 8 prime single family estate lots or explore the possibility for increased density and bring your vision to life. Fees and offsite levies still to be paid. Reports and further information available with an accepted offer.

Inclusions:

N/A

Property Listed By:

eXp Realty

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