

1408 33 Street, Calgary R3C1P1

MLS® #: **A2135168** Area: **Shaganappi** Listing Date: **05/24/24** List Price: **\$1,080,000**
 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: **5,586 sqft**
 Lot Shape: **50' x 110'**

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

DOM
32
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 Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **M-C2 Multi Residential**
 Legal Desc: **2084GQ**

Remarks

Pub Rmks: **Judicial Sale, as is where is, no access to the property, house and garage will be demolished shortly as per City of Calgary Order. Multi residential development site across from Westbrooke LRT platform. Judicial Sale, as is where is, land value only, no access to the property, Site is approximately 5,580 sq. ft. with 50' of frontage onto 33 Street SW and depth of 110', property has rear and north side alleys. M-C2 zoning and proximity to public transit has potential for higher density**

redevelopment. According to the City of Calgary prior applications include 2020, Land Use change to MU-1 Mixed Use District ,pending and 2021 Development Permit for a 7 story, 45 Unit building ,on hold. All offers to be left open for 45 days or courts acceptance, and to be written on provided Form of Offer which includes Schedule A, all offers to include a bank draft deposit payable to Century 21 Bamber Realty in Trust and clearly marked with property address.

Inclusions:
Property Listed By:

NA
Century 21 Bamber Realty LTD.

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

