

6706 LARCH Court, Calgary T3E 6E8

MLS® #: **A2136824** Area: **Lakeview** Listing Date: **05/30/24** List Price: **\$1,300,000**
 Status: **Active** County: **Calgary** Change: **+\$100k, 26-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **15,586 sqft**
 Lot Shape: **11.70m x 42.77m x 31.20m x 24.38m x 46.17m**
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

35
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

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: Zoning:
Fee Simple **R-C1**
 Legal Desc: **1337JK**

Remarks

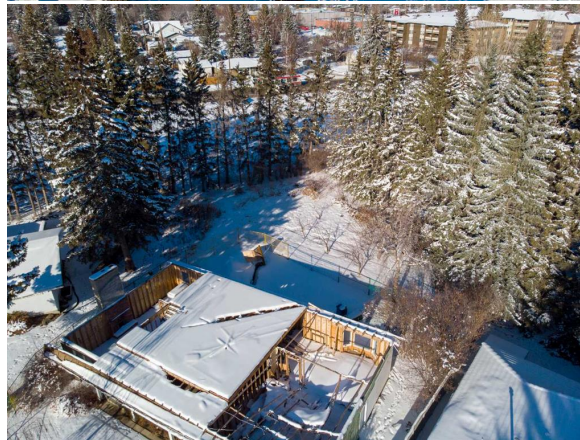
Pub Rmks: **Situated in the esteemed Lakeview Village, this expansive pie-shaped lot boasts over 15,500 square feet, making it one of the largest in the area. Nestled within a serene cul-de-sac and adorned with lush trees, the property offers a tranquil ambiance and direct access to the off-leash dog park. Ideal for either a discerning family envisioning their dream home or an astute investor/builder seeking a promising development opportunity, this sought-after property comes with approved plans and an active development permit from the City of Calgary. The plans entail the construction of a spacious 4090-square-foot, two-story residence complete with a four-car attached garage. For added convenience, all pertinent plans and permits will be seamlessly transferred to the buyer, enabling immediate commencement of construction. Presently, the existing structure on the premises has had its second floor removed, and the property is being sold in its current**

condition, predominantly for its land value. However, the expansive nature of the lot presents endless possibilities for customization and development. Enveloped by scenic walking paths that weave throughout the Village and lead to notable destinations such as North Glenmore Park, Weaselhead Park, and the picturesque Glenmore Reservoir, this property epitomizes a lifestyle of leisure and outdoor recreation. Lakeview is renowned for its exceptional schools, with convenient proximity to Weaselhead and the Glenmore Reservoir. Moreover, Lakeview boasts an array of amenities, including the esteemed Calgary Rowing Club, Calgary Canoe Club, Lakeview Shopping Centre, Earl Grey Golf Club, and the Grey Eagle Event Center Hotel & Casino. Its strategic location offers swift access to downtown Calgary within 10 minutes, as well as nearby educational institutions such as Mount Royal University, Masters Academy, Clearwater Academy, and The Calgary Jewish Academy. Furthermore, with the advent of the new Southwest Ring Road and the promising future development of Taza, this property stands as an exceptional investment opportunity in a thriving and evolving community.

Inclusions:
Property Listed By:

NA
RE/MAX Realty Professionals

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



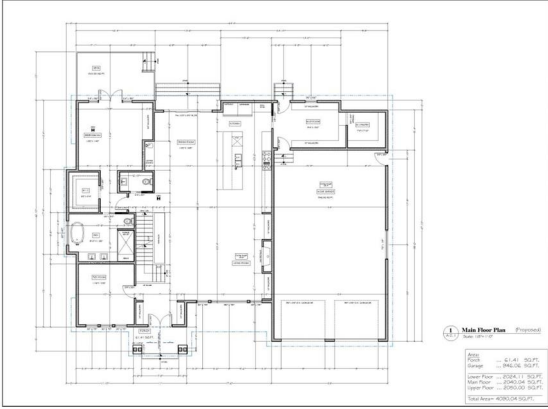
Project: New Single Family Dwelling
Location: 4706, Lamb Court, SW
 Calgary, AB
Project Designer: Sara Karlstedt

RENOCAL
 Tel: 403-975-8177
 calgary.renocal@gmail.com

Lot: 46, Block 1, Plan S377-16
 Drawing: Lower Floor Plan, Proposed
 Scale: 1/8"=1'-0"
 Designed By: SK
 Drawn By: SK
 Checked By: SK

Date: 07 May 2023
 File No: 23-111-2428867-12.8
 Sheet: 12.8

Lower Floor Plan - Proposed
 Area: 1408.07 SQ.FT.



1.1 Main Floor Plan Proposed

Area	41.41	SQ.FT.
Perimeter	146.76	SQ.FT.
Living Room	108.17	SQ.FT.
Main Floor	108.17	SQ.FT.
Total Area	108.17	SQ.FT.

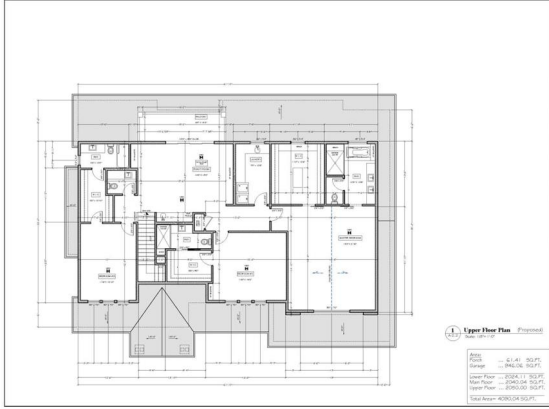
Project:
New Single Family Dwelling
Address:
4766 Lark Court, NW
Calgary, AB
Project Designer:
Renocul Inc.



RENOCAL
Tel: 403-973-8177
calgary.renocul@gmail.com

Lot 46, Block 1, Plan 1337-26
Drawing:
Main Floor Plan, Proposed
Scale:
1/8" = 1'-0"
Designed By: SK
Drawn By: SK
Checked By: SK

Date: 05 May 2013
File No: 13-111-2624065-A2.1
Sheet: A2.1



1.2 Upper Floor Plan Proposed

Area	52.41	SQ.FT.
Perimeter	146.76	SQ.FT.
Living Room	108.17	SQ.FT.
Main Floor	108.17	SQ.FT.
Total Area	108.17	SQ.FT.

Project:
New Single Family Dwelling
Address:
4766 Lark Court, NW
Calgary, AB
Project Designer:
Renocul Inc.



RENOCAL
Tel: 403-973-8177
calgary.renocul@gmail.com

Lot 46, Block 1, Plan 1337-26
Drawing:
Upper Floor Plan, Proposed
Scale:
1/8" = 1'-0"
Designed By: SK
Drawn By: SK
Checked By: SK

Date: 05 May 2013
File No: 13-111-2624065-A2.2
Sheet: A2.2