



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1010 77 Street, Calgary T3H 4C3**

MLS®#: **A2137693**      Area: **West Springs**      Listing Date: **06/06/24**      List Price: **\$8,192,597**  
 Status: **Active**      County: **Calgary**      Change: **-\$522k, 20-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **174,602 sqft**  
 Lot Shape:

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

DOM  
**198**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking  
 Ttl Park: **0**  
 Garage Sz:

Access: **Public,Public Transportation Nearby**  
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Near Shopping Center,Landscaped,Many Trees,Near Public Transit,Treed**  
 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:      Zoning:  
**Fee Simple**      **R-2M**  
 Legal Desc:      **9910661**

Remarks

Pub Rmks: **West Springs - 1010 77 Street SW: INVESTOR/DEVELOPER/BUILDER ALERT. Rare opportunity to own a total of 4.59 acres in the heart of West Springs, is ideal for an investor or developer for future redevelopment. The 2 properties for sale are 1010 77 Street SW and 7753 10 Avenue SW, which comprise a total of 4.59 acres. 1010 77 Street SW is 4 acres, including a 4,223 sq ft 2 storey with an attached quad car garage built in 2001. 7753 10 Avenue is 0.59 acres, including a 1,332 sq ft bungalow with a detached double car garage built in 1968. Many options for this 300' x 628' lot for future redevelopment, townhouse, apartment or single family. This prime opportunity is located only blocks away from all of the amenities you would expect, including West Springs Village, restaurants, just minutes to some of Calgary's best schools, and a short commute to downtown Calgary. Call for more info! \*\*MUST BE SOLD TOGETHER WITH 7753 10 Avenue SW (A2137814)\*\***



Inclusions:  
Property Listed By:

**N/A - Property sold AS IS**  
**RE/MAX Real Estate (Central)**

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





