

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

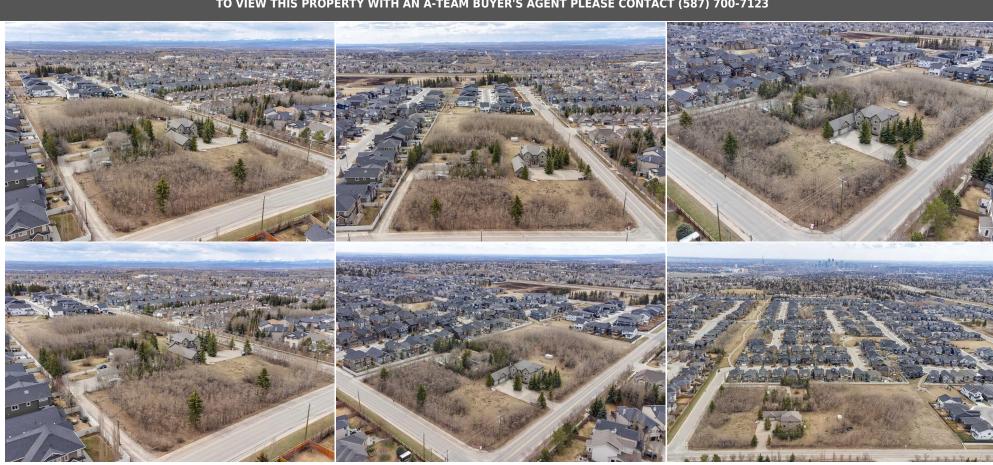


General Information				DOM	
Prop Type:	Land			240	
Sub Type:	Residential Land			Layout	
City/Town:	Calgary	Finished Floor Area		Beds:	0
Year Built:	0	Abv Sqft:	0	Baths:	0.0 (0 0)
Lot Information		Low Sqft:		Style:	
Lot Sz Ar:	174,602 sqft	Ttl Sqft:			
Lot Shape:				Parking	
				Ttl Park:	0
				Garage Sz:	ů.
Access:	Public, Public Trans	portation Nearby		Guruge JZ.	
Lot Feat: Back Yard,Corner Lot,Front Yard,Near Shopping Center,L Park Feat:				scaped,Many Trees,N	lear Public Transit,Treed

			Utilities and Features		
Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:			Construction: Flooring: Water Source: Fnd/Bsmt:		
oundes.			Room Information		
<u>Room</u>	Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions
Title: Fee Simple Legal Desc:	9910661	Zoning: R-2M	Remarks		
Pub Rmks:	investor or develope	er for future redevelopment. T	he 2 properties for sale are 1010 77	Street SW and 7753 10 Avenue	res in the heart of West Springs, is ideal for an SW, which comprise a total of 4.59 acres. 1010

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)**

N/A - Property sold AS IS RE/MAX Real Estate (Central) Inclusions: Property Listed By:



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

