

2039 34 Avenue, Calgary T2T 2C4

Kitchen Appl: Int Feat: **Utilities:**

MLS®#: A2140035 **Altadore** Listing 09/06/24 List Price: **\$1,500,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Land

Sub Type:

City/Town: Year Built: 0

Lot Information

Lot Sz Ar: Lot Shape: **Residential Land**

Calgary Finished Floor Area

Abv Saft: Low Sqft:

Ttl Sqft: 6,996 sqft

Parking

<u>DOM</u> 77

Layout

Beds:

Baths:

Style:

Ttl Park: 0

0

0.0 (0 0)

Garage Sz:

Access:

Lot Feat: Park Feat: Back Lane, Cleared, Near Shopping Center, Near Public Transit, Rectangular Lot

0

Utilities and Features

Roof: Construction: Heating: Flooring: Sewer: Water Source: Ext Feat: Fnd/Bsmt:

Room Information

Level **Dimensions** Room Level **Dimensions** Room

Legal/Tax/Financial

Title: Zoning: Fee Simple MU-1 f3.0h16

Legal Desc: 4530AC

Remarks

Pub Rmks:

This mixed-use development site is perfect for builders, developers, or investors looking for an attractive opportunity in the inner city! Centrally located in the heart of Altadore, this 50' x 140' lot is level and already cleared, saving you time and money, with extensive options thanks to its oversized dimensions. Situated directly along the newly developed shops at Avenue Thirty Four within prominent Marda Loop, which is known to be one of the city's busiest and most sought after commercial districts. Zoned MU-1h16f3 with an additional 20' to work with, for a creative build unlike others in the area. Highest and best use for this site would be retail on the bottom with residential above, and zoning allowance maximums are 16 meters in height and up to 21,000 buildable sq. ft. This location couldn't be more ideal as it is enveloped by coveted retail space in a vibrant neighborhood that welcomes development, with proximity to parks, green spaces, boutiques and more, and easy access for transit users, pedestrians, cyclists and vehicle traffic alike. Look no further for a desirable development play, conveniently located nearby major thoroughfares including 14th Street SW and Crowchild Trail.

Inclusions: N/A

Property Listed By: CIR Realty

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



