



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2039 34 Avenue, Calgary T2T 2C4**

MLS® #: **A2140035**

Area: **Altadore**

Listing Date: **09/06/24**

List Price: **\$1,500,000**

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:

**6,996 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

**13**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Cleared,Near Shopping Center,Near Public Transit,Rectangular Lot**

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Title: **Fee Simple**  
 Zoning: **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**

