



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7120 40 Street, Calgary T3J4E5**

MLS®#: **A2141713**

Area: **Saddleridge Industrial**

Listing Date: **06/15/24**

List Price: **\$3,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**  
Sub Type: **Industrial Land**  
City/Town: **Calgary**  
Year Built: **0**  
Lot Information  
Lot Sz Ar: **195,431 sqft**  
Lot Shape:

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

DOM

**93**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **0**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

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 Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**  
Legal Desc: **2474JK**  
Zoning: **I-O**

Remarks

Pub Rmks: **Land in the heart of Saddleridge Stoney Industrial Dist. 4.49 more or less Acres**  
Inclusions: **NONE**  
Property Listed By: **Century 21 Bravo Realty**

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