



THE
A-TEAM

**RE/MAX
FIRST**

212 32 Avenue, Calgary T2E 2G7

MLS®#: **A2141913**

Area: **Highland Park**

Listing Date: **06/19/24**

List Price: **\$1,499,800**

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: **8,632 sqft**
Lot Shape:

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

DOM

11
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access: **Accessible to Major Traffic Route, Direct Access, Major Shopping Nearby, Public Transportation Nearby**
Lot Feat: **Back Lane, Back Yard, Rectangular Lot**
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	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **5942AD**
Zoning: **R-C2**

Remarks

Pub Rmks: **DEVELOPER ALERT!! Phenomenal residential development site with PROPOSED APPROVED PLANS. 6 Row Townhome Units with 6 Legal Basement Suites and 6 single Garages!! Great build and hold or build and sell individual units.. Situated on a massive 75' X 115' LOT in the established community of Highland Park. On a beautiful treelined street with many redevelopment projects already completed. Centrally located mere blocks to Confederation Park, just moments to bus stops**

and within walking distance to several schools - taking walking distance to a new level of extreme convenience and lifestyle! Families, outdoor enthusiasts and commuters will love this diverse neighbourhood with direct access to downtown, excellent accessibility to regional bike paths, Confederations Park and Nose Hill Park. Several great schools service the community that is also chocked full of incredible parks and amazing amenities all within walking distance! Opportunity is knocking - with the city approval of the plans already completed, a huge lot offering outstanding versatility and an unsurpassable very walkable location!

Inclusions:

N/A

Property Listed By:

eXp Realty

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