



THE A-TEAM

RE/MAX FIRST

3902 17 Avenue, Calgary T3C 1T8

MLS®#: A2142138 Area: Rosscarrock Listing Date: 06/17/24 List Price: \$2,399,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Land
Sub Type: Commercial Land
City/Town: Calgary
Year Built: 0
Lot Information
Lot Sz Ar: 14,542 sqft
Lot Shape:

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

DOM
229
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 1712173
Zoning: MU-1 f3.0h26

Remarks

Pub Rmks: This is an exceptional opportunity to acquire a development site in an established inner-city community with excellent exposure to 17 Avenue SW and easy access to major thoroughfares, public transit, and amenities. The Site is ideally situated to meet the growing demand for housing in the Calgary market. If immediate development is not desired, the existing retail strip could be repositioned as a value-add opportunity, for a longer- term hold. There is an approved land use of MU-1f3.0h26 (Mixed-Use General), which allows for commercial and residential uses, to a maximum gross developable area of 3.0 FAR. 1635 - 38 Street SW Lot 20 &

Inclusions:  
Property Listed By:

**21, Block 31, Plan 8070A)**  
**N/A**  
**CIR Realty**

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

