



THE
A-TEAM

**RE/MAX
FIRST**

3902 17 Avenue, Calgary T3C 1T8

MLS®#: **A2142138** Area: **Rosscarrow** 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

187
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **MU-1 f3.0h26**
 Legal Desc: **1712173**

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

