



THE
A-TEAM

**RE/MAX
FIRST**

160 EDGEHILL Close, Calgary T3A 2X1

MLS®#: **A2142388**

Area: **Edgemont**

Listing Date: **06/18/24**

List Price: **\$600,000**

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:

5,564 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

102

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Cul-De-Sac

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:

7811409

Zoning:

R-C1

Remarks

Pub Rmks:

DEVELOPER ALERT!! Phenomenal residential development site on a quiet cul-de-sac with a west-facing backyard and mountain views! Situated on a large 50' X 114' lot in the established community of Edgemont. This wonderful community is nestled against Nose Hill Park, has the largest number of parks and playgrounds of any

Calgary neighbourhood plus is home to 3 schools and numerous transit options. Easy access to Sarcee Trail and John Laurie Blvd too! Absolutely an incredible location! Opportunity is knocking, don't miss out!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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