



THE A-TEAM

RE/MAX FIRST

42 RIVERVIEW Landing, Calgary T2C 4H8

MLS#: A2144522 Area: Riverbend Listing Date: 07/09/24 List Price: \$860,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Calgary
Year Built: 0
Lot Information
Lot Sz Ar: 8,611 sqft
Lot Shape:

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

DOM 69
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat: Creek/River/Stream/Pond,Pie Shaped Lot,Views,Waterfront
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities: Cable Available,Electricity Available,Natural Gas at Lot Line,Sewer Available,Water Available

Construction:
Flooring:
Water Source: Public
Fnd/Bsmt:

Room Information

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

Condo Fee: \$150 Title: Fee Simple Zoning: DC (pre 1P2007)
Fee Freq: Monthly
Legal Desc: 0812413

Remarks

Pub Rmks: **Build your dream home on this 8,611 sqft pie-shaped lot backing onto the Bow River! Located in a quiet cul-du-sac in Calgary's vibrant community of Riverbend. This partially gated enclave of 12 exclusive, over-sized luxury lots are surrounded by lush native vegetation and is a stones throw to the Bow River. Riverview Landing is the perfect balance of nature, privacy and luxury. Carburn Park is steps away and hosts 2 of the City's largest ponds that offer fishing, canoeing and skating. The thoughtfully designed Bow River Pathway allows for cycling or walking, and leads to pedestrian bridge. Walking distance to Sue Higgins Off-Leash area, Riverbend Dog Park and Riverbend Park. Under 20 minutes to Downtown, Riverbend Elementary nearby plus all necessary amenities. ALL 12 LOTS FOR PURCHASE. Vendor Take back financing available for eligible buyers on single or multiple lots, 0-1% for the first two years. Preview Site Today, Unit 10. Zoning only permits for single family dwelling.**

Inclusions: **N/A**
Property Listed By: **Charles**

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