



THE
A-TEAM

**RE/MAX
FIRST**

46 RIVERVIEW Landing, Calgary T2C 4H8

MLS® #: **A2144526**

Area: **Riverbend**

Listing Date: **07/09/24**

List Price: **\$880,000**

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

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

17,222 sqft

Lot Shape:

DOM

135

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Creek/River/Stream/Pond,Pie Shaped Lot,Views,Waterfront

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

Public

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Cable Available,Electricity Available,Natural Gas at Lot Line,Sewer Available,Water Available

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$150

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC (pre 1P2007)

Legal Desc:

0812413

Remarks

Pub Rmks:	Build your dream home on this massive 17,222 sqft lot backing onto the Bow River! This 70' x 257' pie-shaped lot is 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. Preview Site Today, Unit 11. Zoning only permits 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





