



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
 Lot Sz Ar: **17,222 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

<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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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 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. Vendor Take back financing available for eligible buyers on single or multiple lots, 0-1% for the first two years. 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