



THE
A-TEAM

**RE/MAX
FIRST**

719 55 Avenue, Calgary T2V 0G4

MLS®#: **A2145419**

Area: **Windsor Park**

Listing Date: **06/28/24**

List Price: **\$895,000**

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:

5,995 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

4

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Accessible to Major Traffic Route,Back Alley Access,Direct Access

Lot Feat:

Back Lane,Back Yard,City Lot,Near Shopping Center,Near Public Transit,Rectangular Lot,See Remarks

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Title:			Zoning:		
Fee Simple			R-C2		
Legal Desc:					
3701GA			Remarks		

Pub Rmks: **Builders, developers and dream home seekers check out this massive 50' x 120' ready-to-build lot in the established, highly south-after community of Windsor Park. Much of the leg work is already completed as the lot has already been cleared saving you money on demolition and asbestos removal. Exceptionally located on a**

beautiful treelined street with loads of street parking, a back alley for a future rear-facing garage and a sunshine filled south-facing backyard. Within walking distance to the Elbow River, Calgary Golf and Country Club, schools, numerous parks, Britannia Plaza, Sunterra Market, Village Ice Cream, Grumans Delicatessen, Lina's Italian Mercato, Browns Social House and to Chinook Mall for endless high-end shopping and fantastic restaurants. Just a quick 5 minute drive (or bike ride) to the LRT station too! This phenomenal neighbourhood also boasts an extremely active community centre, tennis and basketball courts, ice skating rink and sports fields. Bordering both the golf club and river encourages residents to enjoy a tranquil outdoor lifestyle filled with endless recreational opportunities. A quick commute to downtown ensures more time for the things you love. Don't miss out on this outstanding opportunity with unlimited potential!

Inclusions:

None

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



