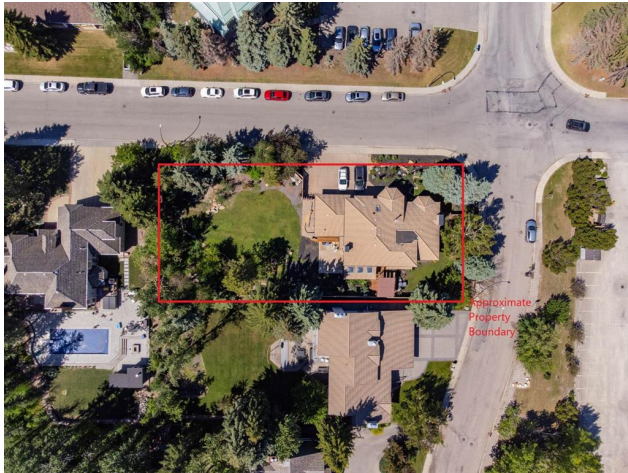


**3 PUMPMEADOW Crescent, Calgary T2V5C8**

MLS®#: **A2146044**      Area: **Pump Hill**      Listing Date: **07/02/24**      List Price: **\$2,400,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$200k, 16-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **16,996 sqft**  
 Lot Shape: **see RPR**

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

DOM

**76**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

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**      Zoning: **R-CG**  
 Legal Desc: **8111854**

Remarks

Pub Rmks: **Land Value Only. Massive corner lot in the exclusive community of Pump Hill. Approximately 83' x 200' (~ .39 acres or 17,000 ft2) with almost 200 feet of frontage on 92 Avenue and over 70 feet of frontage on Pumpmeadow Crescent. Currently zoned Residential - Grade-Oriented (R-CG). Allows for 75 Units per hectare which**

shows 11 units for this particular lot. City of Calgary 2024 Housing Strategy Plans attached in supplements with buyer performing due diligence. This flat corner lot is located across the street from Jewish Center Calgary (multi-Use recreation facility with swimming pool and gym and large community greenspace), Venvi Chateau Renoir, and the Jewish Synagogue. Located only a five-minute walk from South Glenmore Park (and City of Calgary Pathway connections to Elbow and Bow River Pathways, Downtown, and Fish Creek Provincial Park), Glenmore Landing Shopping Center (with restaurants, coffee shops, grocery and RioCan plans for future re-development) and featuring incredible access to Calgary Transit with multiple bus routes and Max Yellow BRT with direct service to Rocky View General Hospital, Mount Royal University and Downtown Calgary. Also offering easy access for commuting with SW ringroad access from 90 Avenue and 14th Street access only a short distance away. Pump Hill is a very sought-after and established community in the SW of Calgary with easy access to all levels of CBE and Catholic schools. Land value priced at ~\$141.18 per square foot. Restrictive Covenant on title being removed by Land Titles.

Inclusions:

Property Listed By:

N/A

Greater Calgary Real Estate

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