

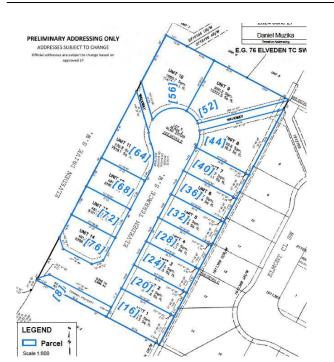
## 24 ELVEDEN Terrace, Calgary T3H 3X7

Utilities:

MLS®#: A2149182 Springbank Hill Listing 07/24/24 List Price: **\$750,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type:

Sub Type: City/Town: Calgary

Year Built:

**Lot Information** Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat: Land

**Residential Land** 

Finished Floor Area Abv Saft: 0 Low Sqft:

Ttl Sqft: 5,182 sqft

DOM 150

**Layout** Beds:

0 0.0 (0 0) Baths:

Style:

**Parking** 

Ttl Park: 0

Garage Sz:

**Utilities and Features** 

Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat:

Construction: Flooring: Water Source: Fnd/Bsmt:

**Room Information** 

Room Level **Dimensions** Room Level **Dimensions** 

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-2

Fee Freq: **Bi-Monthly** 

Legal Desc: 2370IB

Remarks

Pub Rmks: Build your dream home in the fantastic community of Springbank Hill. The lot size is huge! Enjoy a quiet neighbourhood with million-dollar homes surrounding you.

There's also the potential to build a legal secondary suite on this land. The area is close to many excellent CBE and private schools, such as Ernest Manning High School, Webber Academy and Rundle College. Nearby, you'll find convenient shopping centers and beautiful green spaces. The land is used to build a walkout bareland single-family home. The future home on this lot will be crafted by a luxury custom home builder. Several thoughtfully designed plans are ready for construction, offering a rare opportunity to build your dream home in this fully developed community. Build your home, build your dream! please check the

attachment for more details

Inclusions: N/A

Property Listed By: Everest Realty and Property Management Corp.

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