



THE A-TEAM

RE/MAX FIRST

24 ELVEDEN Terrace, Calgary T3H 3X7

MLS® #: A2149182

Area: Springbank Hill

Listing Date: 07/24/24

List Price: \$750,000

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: 5,182 sqft
 Lot Shape:

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

DOM
 150
 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
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Title: **Fee Simple**
Fee Freq: **Bi-Monthly**
Legal Desc: **2370IB**

Zoning: **R-2**

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