

36 ELVEDEN Terrace, Calgary T3H 3X7

Roof:

Heating:

Ext Feat:

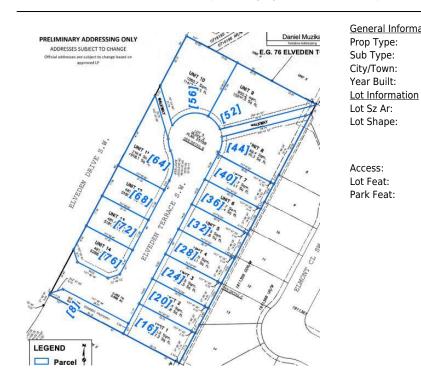
Kitchen Appl: Int Feat: Utilities:

Sewer:

MLS®#: A2149888 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: Land Sub Type: **Residential Land**

City/Town: Calgary Finished Floor Area Year Built: Abv Saft:

> Low Sqft: Ttl Sqft: 5,185 sqft

0

Parking

DOM

150

Layout

Beds:

Baths:

Style:

Ttl Park: 0

0

0.0 (0 0)

Garage Sz:

Utilities and Features

Construction: Flooring: Water Source: Fnd/Bsmt:

Room Information

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

Legal/Tax/Financial

Title: Fee Simple	Zoning: R-2
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 bareland walkout 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 detail
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