



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 ELVEDEN Terrace, Calgary T3H 3X7**

MLS® #: **A2149953**

Area: **Springbank Hill**

Listing Date: **07/24/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

PRELIMINARY ADDRESSING ONLY  
ADDRESSES SUBJECT TO CHANGE  
Official addresses are subject to change based on approved LP



General Information

Prop Type: **Land**  
Sub Type: **Residential Land**  
City/Town: **Calgary**  
Year Built: **0**  
Lot Information  
Lot Sz Ar: **7,917 sqft**  
Lot Shape:

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

DOM

**121**  
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**  
 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 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 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**