

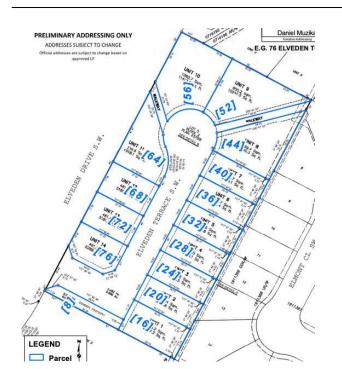
76 ELVEDEN Terrace, Calgary T3H 3X7

Utilities:

MLS®#: **A2149999** Area: **Springbank Hill** Listing **07/23/24** List Price: \$600,000

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

Date:



General Information

Prop Type: Land
Sub Type: Residential Land

City/Town: Calgary
Year Built: 0

<u>Lot Information</u>

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat: <u>DOM</u> **133** Layout

algary Finished Floor Area
Abv Sqft: 0

Low Sqft: 5,288 sqft Ttl Sqft:

<u>Parking</u>

Beds:

Baths:

Style:

Ttl Park: 0

0

0.0 (0 0)

Garage Sz:

Utilities and Features

Construction:

Water Source:

Flooring:

Fnd/Bsmt:

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

Room Information

Room Level Dimensions Room Level Dimensions

Legal/Tax/Financial

Title: Fee Simple	Zoning: R-2
Legal Desc:	2370IB Remarks
	Reflicits
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
	N/A
Inclusions:	N/A

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