



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7703 41 Avenue, Calgary T3B 1X7**

MLS®#: **A2151582**      Area: **Bowness**      Listing Date: **07/23/24**      List Price: **\$889,900**  
 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: **7,254 sqft**  
 Lot Shape:

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

DOM  
**55**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**      Zoning: **M-C1**  
 Legal Desc: **1186LK**

Remarks

Pub Rmks: **DEVELOPER AND INVESTOR OPPURTUNITY! This 64 x 88 ft corner lot in prestigious Bowness in a quiet location. Land value only. The property is sold AS IS WHERE IS and is to be demolished as per the City of Calgary. The possibilities are endless for this 7254 sqft corner lot. Close to amenities, transportation, and minutes to downtown.**

Inclusions: **None**  
 Property Listed By: **Greater Property Group**

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