

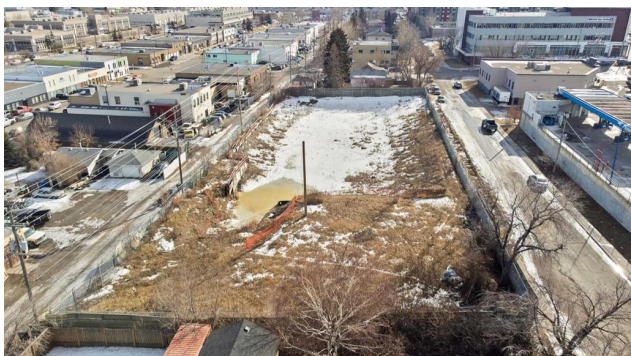


THE
A-TEAM

**RE/MAX
FIRST**

5320-5328 2 Street, Calgary T2H 0G7

MLS® #: **A2153760** Area: **Manchester** Listing Date: **07/30/24** List Price: **\$2,295,000**
 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: **18,750 sqft**
 Lot Shape: **150.17 x 124.91**

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

DOM

144
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Back Alley Access,Front and Rear Drive access,Major Shopping Center**
 Lot Feat: **Back Lane,City Lot,Cleared,Interior Lot,Native Plants,See Remarks**
 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>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Legal Desc: **5454AC**

Remarks

Pub Rmks: **LAND ASSEMBLY. VACANT LAND 150 x 125 ft, +/- 18,731 SF of prominent land prime for new development in a fully built-out mature community located three blocks northeast of Chinook Centre: Calgary's largest and most popular mall. Proposed zoning allows for up to 99 units. The maximum height restrictions for the Development Site is 13 storeys. The Lands are in close proximity to the Chinook CTrain Red Line, Macleod Trail, Glenmore Trail SW, and Blackfoot Trail SE, offering effective citywide connectivity and quick access to Calgary's compelling employment drivers, services, retail and entertainment nodes. Located less than 100 m away from the highly trafficked intersection of Macleod Trail and 53 Ave SW and bordered by residential and commercial parcels in the mature community of Manchester. The community of Manchester and surrounding areas capture a desirable demographic: young, affluent, educated renters. Manchester is one of the**

municipality's fastest growing nodes over the last 5 years (12.0% population change) and is forecast to continue to grow at a pace of 23.8% until 2028 (outpacing the rest of the city and province at 11.8% and 7.9%, respectively). ///. Also for sale directly to the South of this land are 5332 & 5336 2 ST SW for \$600,000 each. See MLS #A2170786 and MLS #A2169770. See photo #1 for more land description. Drive by this interesting site and call today for more info.

Inclusions:
Property Listed By:

N/A
eXp Realty

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

