

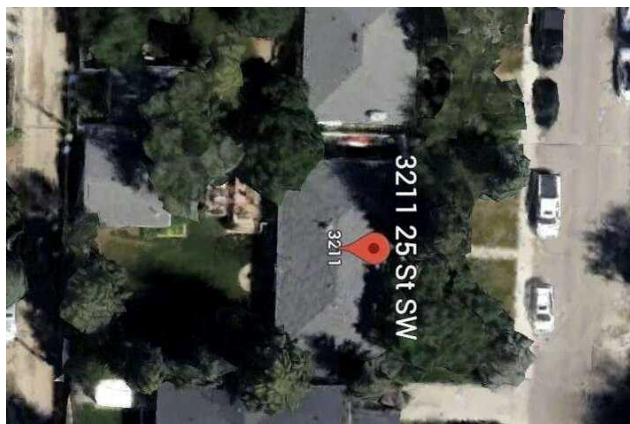


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3211A 25 Street, Calgary T3E 1Y3**

MLS®#: **A2155605**      Area: **Richmond**      Listing Date: **08/06/24**      List Price: **\$799,000**  
 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: **4,687 sqft**  
 Lot Shape:

DOM

**43**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

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

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

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat:

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**      Zoning: **RC1N**  
 Legal Desc: **8598GF**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Builders, developers, new home buyers! This is a great opportunity on a 37.5 ' by 125' lot that has zoning approved for subdivision. Final subdivision to be approved prior to closing. Area is protected by restrictive covenant - Historic Single Family. There is a number of preliminary designs that can be quickly incorporated or modified for DP application. New custom build is also possible or bring your own builder. The**

**home on lot currently will be moved by the seller at the sellers expense prior to possession. Endless opportunities! Photos are rendering examples of a potential build.**

Inclusions:

**n/a**

Property Listed By:

**Easy List Realty**

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