



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2155605**

Area: **Richmond**

Listing Date: **08/06/24**

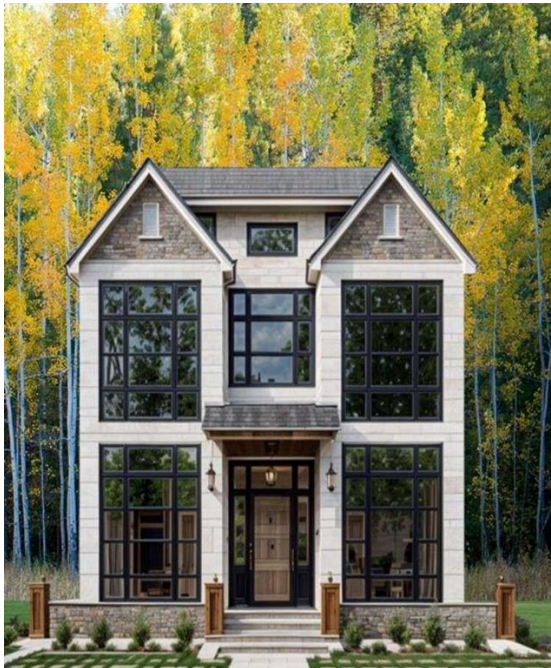
List Price: **\$799,000**

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:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**252**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

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

Title:  
**Fee Simple**

Zoning:  
**RC1N**

Legal Desc: **8598GF**

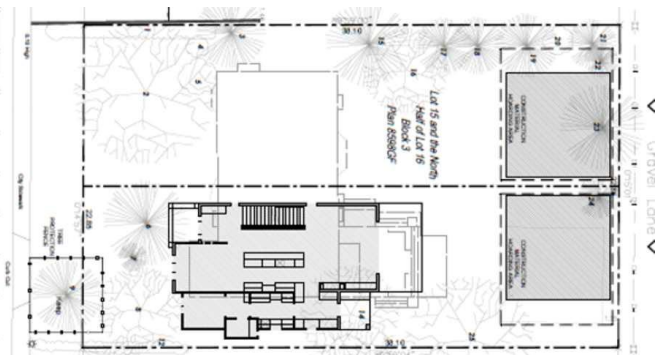
Remarks

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.**

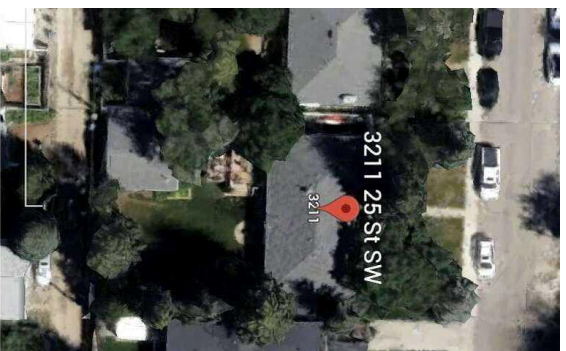
Inclusions:  
Property Listed By: **n/a**  
**Easy List Realty**

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





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