



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2128 9 Avenue, Calgary T2N 1E4**

MLS®#: **A2156083**

Area: **West Hillhurst**

Listing Date: **08/07/24**

List Price: **\$988,000**

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:

**598 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**42**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**4683GP**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**Prime Hillhurst Lot - Build Your Dream Home with Stunning City Views! Rare opportunity to own a prime 50x128 feet empty lot in the prestigious community of Hillhurst. This perfectly situated lot is nestled on a tranquil, upscale street and offers the unique advantage of a large dog park at the end of the road, perfect for**

pet owners. Enjoy breathtaking city views from all floors, including a spectacular city vista from the rooftop patio and loft area. The property comes with a separate Development Permit for a backyard suite, which can be easily adapted to a 4-car garage or studio according to your preferences. An approved Development Permit for a 4000 sq ft custom build means the property is ready for immediate construction, and the seller is available to undertake your dream home's creation if desired. Embrace the convenience of being close to downtown, Foothills Hospital, University of Calgary, and various central amenities. Don't miss out on this incredible chance to craft your ideal urban oasis. Contact us today to seize this remarkable property and transform it into your vision of luxury living!

Inclusions:

Property Listed By:

**None**

**RE/MAX House of Real Estate**

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