



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 6A Street, Calgary T2E 4A3**

MLS®#: **A2156611**      Area: **Bridgeland/Riverside**      Listing Date: **08/09/24**      List Price: **\$549,900**  
 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: **3,003 sqft**  
 Lot Shape:

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

DOM

**40**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **M-C1**  
 Legal Desc: **4301R**

Remarks

Pub Rmks: **Attention builders, developers and investors!!! This is an incredible 25'x120' lot, currently zoned MC1, with a huge redevelopment potential. This lot is to be sold in conjunction with its adjacent 50'x120' lot (listed separately) giving you a total 75'x120' parcel to develop. It is currently zoned MC1 with the possibility of rezoning**

**to MC2 to increase the options for redevelopment. The adjacent property to the north on 6A street is redeveloped into a 3-storey apartment complex. The plot across the street on 6A street is redeveloped into a 3-storey apartment complex. The plot across the street on McDougall Road is redeveloped to row 3-storey townhouses. Don't miss out on this opportunity as 75'x120' CORNER plots rarely come to the market in this vibrant/trendy community. The property on the east side can be added to the sale to make it a larger plot to redevelop and add to the endless possibilities. It is a raised bungalow (up and down) on a 30'x100' lot zoned MC1.**

Inclusions:

**N/A**

Property Listed By:

**First Place Realty**

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