



THE
A-TEAM

**RE/MAX
FIRST**

1024 Lot 64 DRURY Avenue, Calgary T2E 0M2

MLS® #: **A2158219** Area: **Bridgeland/Riverside** Listing Date: **09/05/24** List Price: **\$699,000**
 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: **10,204 sqft**
 Lot Shape:

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

DOM
13
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 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> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	------------------------------------	--------------	-------------------

Title: Zoning: **R-C2**
Fee Simple
 Legal Desc: **2410312**

Remarks

Pub Rmks: ****ATTENTION ALL BUILDERS** Lot 64 Seize the opportunity to ELEVATE your lifestyle with the rare opportunity to build YOUR DREAM HOME on Cleared and Subdivided LUXURY LOT (32.5 feet x 155 feet Approx.). Ideally located on the ridge with Panoramic views of Downtown, South Calgary, and the Rocky Mountains. The highly desirable community of Bridgeland was named top 5 best communities in Calgary by Avenue Magazine. It is ranked high for it's easy access to the Calgary City Center and Downtown core only 7 mins drive. Parks/Greenspaces, Bow River Pathways, Public Recreation and Transit, Restaurant, Shops, High Walkability Score. All levels of schools within walking distance just outside your frond door. Additionally, Architect is preparing DP package for 3000 sq ft detached home with front attached garage and a legal basement suite that can be shared with the potential buyer.**

Inclusions: **N/A**

Property Listed By:

Real Estate Professionals Inc.

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