



THE A-TEAM

RE/MAX FIRST

20 27 Avenue, Calgary T2S 2X7

MLS@#: A2159235 Area: Erlton Listing Date: 08/20/24 List Price: \$415,000
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 Sz Ar: 3,046 sqft Lot Shape:

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

DOM 29 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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: R-C2 Legal Desc: 2865AC

Remarks

Pub Rmks: This Large R-C2 Lot provides a rare opportunity to build your dream home in Erlton, one of the city's most desirable inner city neighbourhoods. This vacant 25' x 120' lot offers downtown views and is one block from the Elbow River and its pathways. The lot is walking distance to Mission, 17th Ave, the Stampede grounds, Saddledome, MNP Centre, and the new building site for Scotia Place. This property offers all the conveniences of inner city living on a tranquil tree lined street. With the city's new RC2 zoning updates, the options for this land have never been more exciting.

Inclusions:

None

Property Listed By:

2% Realty

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