



THE
A-TEAM

**RE/MAX
FIRST**

6811 89 Avenue, Calgary T2L4M5

MLS®#: **A2161109**

Area: **Saddle Ridge**

Listing Date: **08/28/24**

List Price: **\$7,499,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **149,846 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,185**
Low Sqft:
Ttl Sqft: **1,185**

DOM

147
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Few Trees,Interior Lot,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	10`0" x 10`1"
Bedroom - Primary	Main	13`6" x 11`5"	Living Room	Main	17`6" x 15`0"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	10`0" x 10`0"
Dining Room	Main	12`4" x 9`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **731001**

Zoning: **S-FUD**

Remarks

Pub Rmks: **!!Builders/ Investor Alert !! An Excellent opportunity to own a 3.44 Acres rectangular parcel of development land in the heart of Saddleridge NE Calgary. This land could be easily sub divided into 29 conventional lots with city approval and build more than 2500 square feet house on each lots. The most of neighboring parcel of lands are developed or under development and no more land available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land and tenants are paying \$2000a month . The house is sold in as in condition. This property is walking distance to YMCA, Genesis, Saddletowne LRT, Nelson Mandela School, and shopping Centre, 10 Minutes drive to airport , 20 minutes to Cross Iron Mills and downtown . Act right now to buy this land before it go.**

Inclusions: -
 Property Listed By: **RE/MAX Complete Realty**

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



