



THE
A-TEAM

**RE/MAX
FIRST**

1540 36 Street, Calgary T2A 1C6

MLS®#: **A2162353**

Area: **Forest Lawn**

Listing Date: **09/03/24**

List Price: **\$650,000**

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:

6,332 sqft

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

151

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

Legal Desc:

2700AH

Zoning:

MC-2

Remarks

Pub Rmks:

****Calling All Builders, Developers & Investors** Here's your chance to elevate South Calgary with this exceptional oversize corner lot zoned MC-2.. This spacious 6332 square feet parcel boasts excellent access and promising revenue opportunities. Also sold is lot 1536 with 6232 square feet zoned MC-2 next to it for a**

potential multifamily project with lucrative rental income opportunities. Accessibility: Positioned along 17 Avenue SE, a major arterial road in east Calgary, this property enjoys prime accessibility and exposure. Don't miss this rare chance to shape the future of South Calgary's residential landscape. With its prime location, expansive lot size, and promising potential, seize the opportunity now to make your mark.

Inclusions:

None

Property Listed By:

Ace Realty

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