



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

91
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

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **MC-2**
 Legal Desc: **2700AH**

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 foot 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