



THE
A-TEAM

**RE/MAX
FIRST**

1536 36 Street, Calgary T2A 1C6

MLS®#: **A2162358**

Area: **Forest Lawn**

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

List Price: **\$600,000**

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:

6,232 sqft

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

80

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2700AH

Zoning:

M-C2

Remarks

Pub Rmks:

****Calling All Builders, Developers & Investors** Here's your chance to elevate South Calgary with this exceptional oversize cleared vacant MC-2 Zoned lot. This spacious 6232 square foot parcel boasts excellent access and promising revenue opportunities. Also sold is the corner lot 1540 with 6332 square feet zoned MC-2**

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