



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3711 15 Street, Calgary T2T 4A5**

MLS®#: **A2163484**

Area: **Altadore**

Listing Date: **09/06/24**

List Price: **\$3,498,000**

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:

**12,432 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**106**

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

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**4363AG**

Zoning:

**M-C2**

Remarks

---

Pub Rmks: **ATTENTION developers, builders & investors. Development site 100x125 feet. This property has just been re-zoned to MC-2 with development permit approved by the City of Calgary for a 31 unit building. The plans and permits are included in the sale (plans are in realtor supplements). The site has already been cleared and ready to start construction right away! Opportunity to build and hold as rental with great cash flow. Also opportunity to finance with CMHC program with little money down.**

Inclusions: **NA**

Property Listed By: **RE/MAX Realty Professionals**

---

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