



THE A-TEAM

RE/MAX FIRST

11342 88 Street, Calgary T2Z 0L2

MLS® #: A2166268 Area: Shepard Industrial Listing Date: 09/17/24 List Price: \$210,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Calgary
City/Town: Calgary
Year Built: 0
Lot Information
Lot Sz Ar: 6,098 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM

2
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking

Ttl Park: 0
Garage Sz:

Access:
Lot Feat: Rectangular Lot
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat: None
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 4729L
Zoning: S-FUD

Remarks

Pub Rmks: Prime Residential Lot - Convenient Access - Close to Key Amenities. No commitment to build, buy now and develop later when you're ready. When comparing this lot to neighboring communities, you get a way bigger lot, close to the city and for a better price. Discover a prime residential lot in the sought-after Shepard Industrial area of Calgary. Offering 0.14 acres, frontage 50 x 125, this property provides a fantastic opportunity to build your dream home or invest in a growing neighborhood. Ideally situated with convenient access to major roads like Stoney Trail SE, Deerfoot Trail SE, Glenmore Trail SE and amenities, including Shepard Community Hall, shopping (South Trail Crossing, Deerfoot Meadows), schools (Shepard Community School, A.E. Cross School, Lord Beaverbrook High School), and parks (Shepard Park, Carburn Park), this lot is perfect for families and individuals looking to settle in a vibrant community. Well is on the lot. Gas & Electricity at the

property line. Enjoy the benefits of a well-connected location with the charm of a residential setting. Don't miss out on this exceptional opportunity—contact your favorite realtor for a showing today!

Inclusions:
Property Listed By:

N/A
Real Broker

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



