



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7703 41 Avenue, Calgary T3B 1X7**

MLS® #: **A2167903**      Area: **Bowness**      Listing Date: **09/23/24**      List Price: **\$839,900**  
 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: **7,250 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM  
**71**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**      Zoning: **M-C1**  
 Legal Desc: **1186LK**

Remarks

Pub Rmks: **This 64 x 88 ft, 7250 sqft (0.17 Ac), M-C1 Zoning, corner lot in Bowness in a quiet location with a south facing backyard. Investor and developer opportunity with potential for re development. Land value only. The property is sold AS IS WHERE IS. Close to amenities, transportation, and minutes to downtown.**  
 Inclusions: **None**  
 Property Listed By: **Greater Property Group**

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

