



THE
A-TEAM

**RE/MAX
FIRST**

8605 138 Avenue, Calgary T3S 0A6

MLS® #: **A2172289** Area: **NONE** Listing Date: **10/16/24** List Price: **\$749,000**
 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: **180,774 sqft**
 Lot Shape: **4.15 ACRES**

Access:
 Lot Feat: **Rectangular Lot, Views**
 Park Feat:

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

DOM
97
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
Well
 Fnd/Bsmt:

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
 Legal Desc: **8911573**
 Zoning:
DC

Remarks

Pub Rmks: **This is a 4.15 Acre DC zoning acreage located in the city of CALGARY with loads of potential with option to SUB DIVIDE/REZONE or build your dream home !! CITY**

ASSESSMENT IS \$869,000 . located across the RALPH KLEIN park ensuring unobstructed views of the ROCKIES and DOWNTOWN CALGARY. Close to the new community of HOTCHKISS off 84ST and 114 AVE S.E - Property has all services to the property line(ATCO GAS,ENMAX) & 1 drilled well . CHEAPEST 4.15 ACRE PARCEL LISTED IN THE CITY OF CALGARY , ACT NOWW !!!!

Inclusions:
Property Listed By:

N/A
Real Broker

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



