



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:

**Rectangular Lot, Views**

Lot Feat:

Park Feat:

DOM

**66**

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

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**



