



THE
A-TEAM

**RE/MAX
FIRST**

1620 SHELBOURNE Street, Calgary T3C 2L3

MLS® #: **A2174226**

Area: **Scarboro**

Listing Date: **10/31/24**

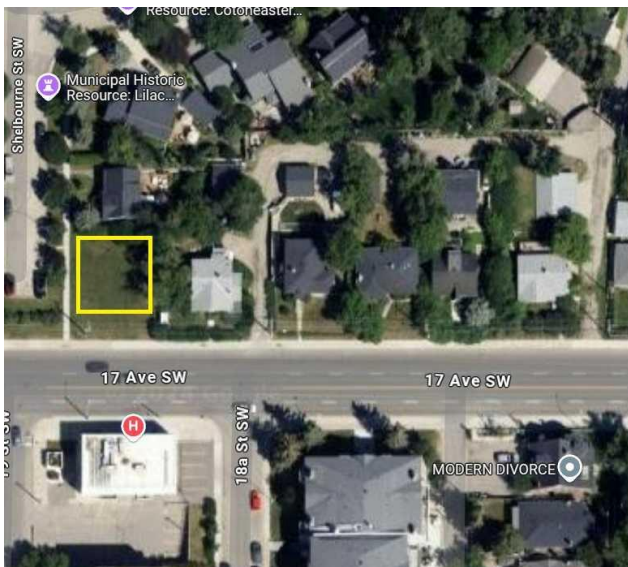
List Price: **\$575,000**

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:

4,467 sqft

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

20

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

Fee Simple

Legal Desc:

5700AG

Zoning:

R-CG

Remarks

Pub Rmks: **"ATTENTION DEVELOPERS & BUILDERS!! Prime corner lot in the highly sought-after inner-city community of Scarboro! This spacious lot, zoned RCG, is ideal for an infill project, with no demolition costs and immediate possession available. Measuring approximately 19.8 x 21.3 meters (corner cut), this location offers a rare opportunity to build a new home or multi-family unit just minutes from downtown Calgary. Enjoy the convenience of nearby amenities including top-rated schools, parks, shopping, dining, and excellent transit access. Don't miss out—motivated sellers make this upscale neighborhood your next project site!"**

Inclusions: **N/A**

Property Listed By: **CIR Realty**

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

