



THE
A-TEAM

**RE/MAX
FIRST**

1620 SHELBOURNE Street, Calgary T3C 2L3

MLS® #: **A2174226**

Area: **Scarboro**

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

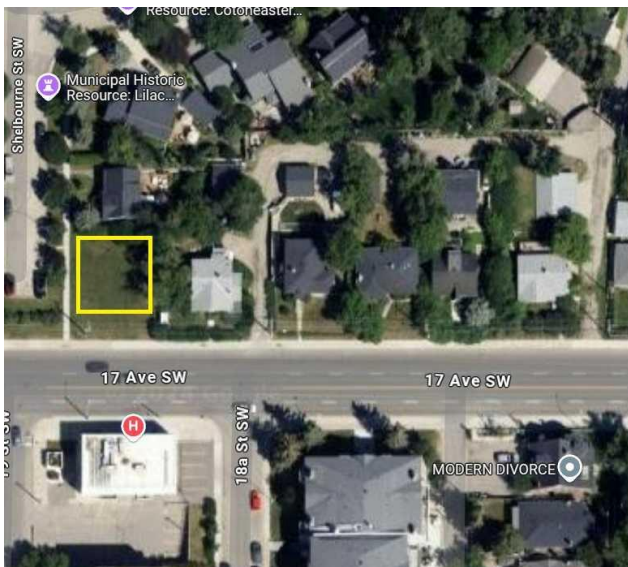
List Price: **\$575,000**

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

93
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

