



THE
A-TEAM

**RE/MAX
FIRST**

11342 88 Street, Calgary T2Z 0L2

MLS® #: **A2175065** Area: **Shepard Industrial** Listing Date: **10/24/24** List Price: **\$199,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,250 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

29
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat: **None**
 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> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **S-FUD**
 Legal Desc: **4729L**

Remarks

Pub Rmks: **Prime Residential Lot - Convenient Access - Close to Key Amenities. No commitment to build, buy now and develop later when you're ready. When comparing this lot to neighboring communities, you get a way bigger lot, close to the city and for a better price. Discover a prime residential lot in the sought-after Shepard Industrial area of Calgary. Offering 0.14 acres, frontage 50 x 125, this property provides a fantastic opportunity to build your dream home or invest in a growing neighborhood. Ideally situated with convenient access to major roads like Stoney Trail SE, Deerfoot Trail SE, Glenmore Trail SE and amenities, including Shepard Community Hall, shopping (South Trail Crossing, Deerfoot Meadows), schools (Shepard Community School, A.E. Cross School, Lord Beaverbrook High School), and parks (Shepard Park, Carburn Park), this lot is perfect for families and individuals looking to settle in a vibrant community. Well is on the lot. Gas & Electricity in the**

front of the lot. Enjoy the benefits of a well-connected location with the charm of a residential setting. Don't miss out on this exceptional opportunity—contact your favorite realtor for a showing today!

Inclusions:

N/A

Property Listed By:

Real Broker

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



