

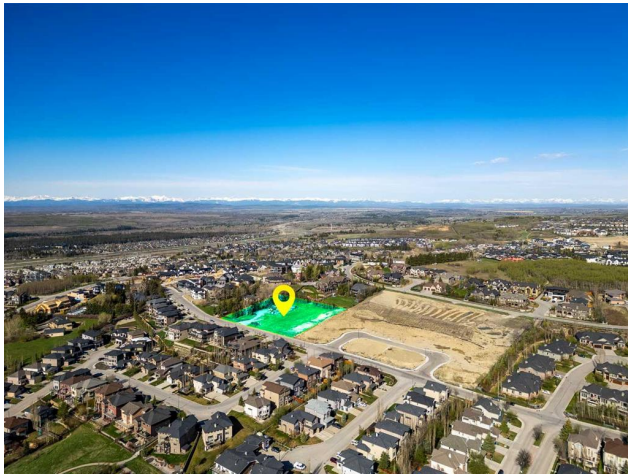


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 ELMONT Drive, Calgary T3H 3X5**

MLS®#: **A2175546**      Area: **Springbank Hill**      Listing Date: **10/25/24**      List Price: **\$2,895,000**  
 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: **257,006,535 sqft**  
 Lot Shape:

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

DOM  
**27**  
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

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **9111797**

Remarks

Pub Rmks: **Calling all developers, builders and investors - this is your opportunity to purchase a prime parcel of land in coveted Springbank Hill. 1.46+- acres of land. The current owner has completed all necessary reports and due diligence, and this parcel is shovel ready for 8 prime single family estate lots or explore the possibility**

Inclusions:  
Property Listed By:

for increased density and bring your vision to life. Fees and offsite levies still to be paid. Reports and further information available with an accepted offer.  
N/A  
eXp Realty

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

