

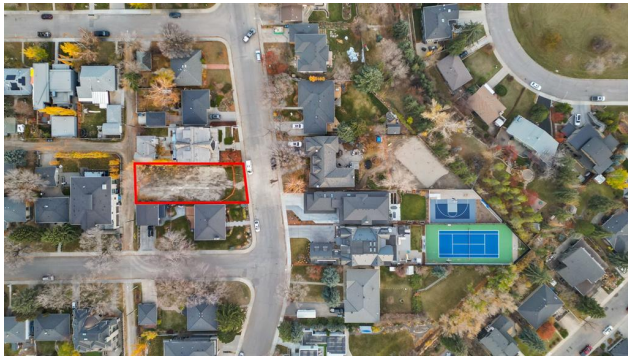


THE
A-TEAM

**RE/MAX
FIRST**

2216 & 2214 12 Avenue, Calgary T2N 1K2

MLS® #: **A2177217** Area: **Hounsfield Heights/Briar Hill** Listing Date: **11/04/24** List Price: **\$1,450,000**
 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: **6,727 sqft**
 Lot Shape:

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

DOM
47
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

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: **R-CG**
 Legal Desc: **2411957**

Remarks

Pub Rmks: **Prime Briar Hill Build Lots | Ready for Immediate Development | Two 25 x 131 Parcels with Separate Titles being Sold Together | Ideal for One Luxury Single Detached Home or Two Luxury Single Detached Dwellings |**
 Inclusions: **n/a**
 Property Listed By: **RE/MAX Real Estate (Central)**

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



