



THE
A-TEAM

**RE/MAX
FIRST**

106 14 Avenue, Calgary T2G 1C7

MLS®#: **A2177323**

Area: **Beltline**

Listing Date: **11/04/24**

List Price: **\$4,500,000**

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:

7,000 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

89

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

City Lot,Rectangular Lot,Views

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

Title:
Fee Simple
Legal Desc:

Zoning:
CC-MH

C

Remarks

Pub Rmks: **Exciting development opportunity in the Beltline mere minutes away from the brand new Convention Centre and Calgary Stampede Grounds. This level, shovel-ready lot is CC-MH zoned for high density with 50' of frontage and 140' depth. The City of Calgary has just approved a DP for a 12 storey, 90 unit, 49,000 sf building - a truly unique project thoughtfully crafted to fully optimize the existing lot and designed by world class architecture firm Kasian. Positioned perfectly to get astonishing unobstructed views of the Calgary Tower from grade level, this central location will never get old, with quick access to the Stampede, world class conventions, 17th Avenue Retail & Entertainment District, Stephen Avenue, First Street, Mission, both river pathway networks, and the LRT line. Explore endless potential for a brand new inner city tower in the heart of the city.**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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







