



THE
A-TEAM

**RE/MAX
FIRST**

525/529 12 Avenue, Calgary T2E 1A9

MLS® #: **A2179000**

Area: **Renfrew**

Listing Date: **11/13/24**

List Price: **\$1,325,000**

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:

9,600 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

20

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

H-GO

Legal Desc:

470P

Remarks

Pub Rmks:

Introducing an exceptional opportunity in the vibrant community of Renfrew - a rare chance to acquire H-GO Zoning prime innercity land with immense development potential. This offering presents a blank canvas for visionary INVESTORS & DEVELOPERS to create a potential 10-door multi-family project in one of Calgary's most dynamic neighborhoods. This site is perfectly positioned to meet the growing demand for multifamily residences in the area. TOWNHOMES a block away are SELLING for mid-\$700s CMHC MLI SELECT ELIGIBLE! Seize the chance to shape a high-return investment in an established yet evolving urban setting, promising enduring value and significant rental appeal.

Inclusions:

N/A

Property Listed By:

Melcom Realty LTD.

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

