



THE
A-TEAM

**RE/MAX
FIRST**

16 FORTRESS Court, Calgary T3H 0T8

MLS®#: **A2179048**

Area: **Springbank Hill**

Listing Date: **11/15/24**

List Price: **\$814,900**

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: **10,354 sqft**
Lot Shape:

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

DOM

18
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title:
Fee Simple
Legal Desc:

1210555

Zoning:
DC

Remarks

Pub Rmks:

An exceptional opportunity awaits to build your dream home on a large, pie-shaped lot backing onto a beautiful wooded ravine in Timberline Estates. This is one of the few available parcels where you can choose your own builder and create the home you've always envisioned. Nestled on a peaceful cul-de-sac, this rare find is located in the highly desirable community of Springbank Hill, Calgary. Enjoy quick access to the Aspen Shopping Centre, a full range of schools, the future ring road, and the nearby mountains. With easy access to golf, recreation, and shopping, this lot has it all. Contact us today for more information!

Inclusions:
Property Listed By:

N/A
RE/MAX Complete Realty

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







