

2219 KELWOOD Drive, Calgary T3E 3Z5

MLS®#: **A2179084** Area: **Glendale** Listing Date: **11/13/24** List Price: **\$495,000**
 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: **3,300 sqft**
 Lot Shape:

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

DOM

7
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-CG**
 Legal Desc: **2002GS**

Remarks

Pub Rmks: **30-Foot Lot with Custom Home Plans in the sought after inner city community of Glendale- Ready to Build Your Dream Home! Purchase the lot with plans or have Birch Hill Homes build this custom masterpiece. This prime 30-foot lot in Calgary's highly desirable Glendale community offers a unique opportunity to create the**

custom single-family home of your dreams. Complete with meticulously designed plans, this lot is ready for development, sparing you the time and effort of the design process. Glendale is renowned for its blend of tranquility, community spirit, and convenient location, with easy access to downtown Calgary, excellent schools, lush parks, and top-notch amenities. Imagine a beautifully crafted custom home in a community that promises both luxury and accessibility. Features of the Glendale Lot: Size: Expansive 30-foot frontage ideal for a spacious single-family home. Location: Situated in Glendale, one of Calgary's most sought-after neighborhoods. Custom Plans Included: Professionally designed custom home plans tailored for optimal use of the lot, ready for immediate build. Community Perks: Glendale offers nearby parks, playgrounds, and scenic pathways, perfect for families and outdoor enthusiasts. Convenient Access: Minutes from Calgary's downtown, Westbrook Mall, public transit, and prestigious schools. Invest in a lifestyle that combines elegance and convenience in Calgary's prestigious Glendale community. This lot is ready to bring your custom home vision to life!

Inclusions:

Property Listed By:

NONE

RE/MAX House of Real Estate

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



