



THE
A-TEAM

**RE/MAX
FIRST**

30 ELMONT Close, Calgary T3H 6A6

MLS® #: **A2179896** Area: **Springbank Hill** Listing Date: **11/19/24** List Price: **\$598,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**

Model A
Walk-Up



Model A
Ground Floor Plan



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **5,335 sqft**
 Lot Shape:

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

DOM

64
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 Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Title: **Fee Simple** Zoning: **R1s**
 Legal Desc: **1911367**

Remarks

Pub Rmks: **A rare opportunity to bring your own builder and complete that dream home on the Upper West Side in Elmont. Right in the heart of Springbank Hill with walking distance to West Side Center, LRT and nature in your back yard with all kinds of pathways to enjoy this amazing community. With only 20 min to downtown and now the ring road is open which has been a game changer for all the communities on the west side with short access to all the communities in the city. This wont last long !!!!**

Inclusions:
Property Listed By:

None
Century 21 Bamber Realty LTD.

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

Model A
Second Floor Plan



Model A
Third Floor Plan



Model B
Prairie



Model B
Ground Floor Plan

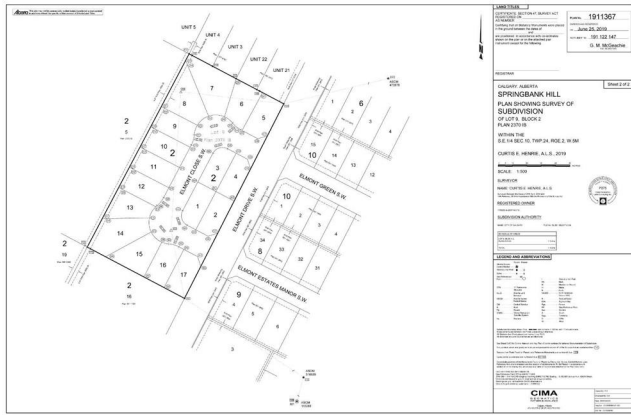


Model B
Second Floor Plan



Model B
Third Floor Plan





Model A
French Country



Model A
Ground Floor Plan



Model A
Second Floor Plan



Model A
Third Floor Plan

