



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 Residential Land
Sub Type: Calgary
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
32
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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 1911367
Zoning: R1s

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

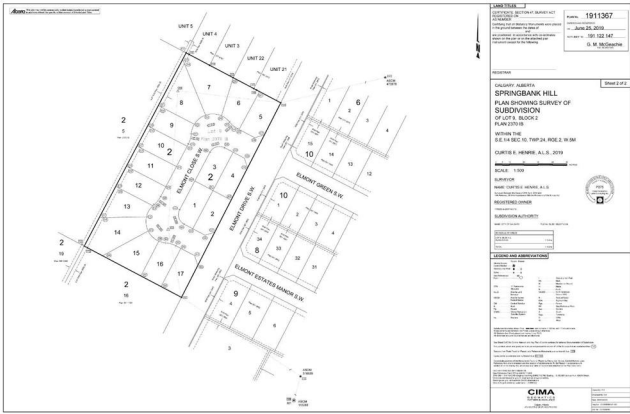


**Model B**  
Second Floor Plan



**Model B**  
Third Floor Plan





**Model A**  
 French Country



**Model A**  
 Ground Floor Plan



**Model A**  
 Second Floor Plan



**Model A**  
 Third Floor Plan

