



THE
A-TEAM

**RE/MAX
FIRST**

2435 43 Street, Calgary T2B 1H6

MLS®#: **A2179966**

Area: **Forest Lawn**

Listing Date: **11/20/24**

List Price: **\$299,900**

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:

3,058 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

63

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

Legal Desc:

2411988

Zoning:

R-CG

Remarks

Pub Rmks:

****ATTENTION All Builders, Developers & Investors** Here is an exceptional opportunity in the Community of Forest Lawn. This vacant lot is ideal for developers, investors, or those with a vision for creating a dream home. This lot is close to wonderful neighbours and minutes from all the amenities that International Avenue**

has to offer. You can get the best of both worlds in a lot that will offer you the opportunity to build your dream home along with a legal basement suite for additional revenue if you so desire on this newly subdivided R-CG lot. This location is very calm and peaceful and provides easy access to downtown less than 10 minutes away. The lot offers convenient connectivity to major roads like Deerfoot Trail and 16th Avenue facilitating seamless commuting. Whether you're a seasoned Home Builder/Developer or Investor seeking a fruitful venture, then you are aware of all of the new home construction and development taking place in the community of Forest Lawn. This vacant lot in Forest Lawn holds immense promise with its prime location, expansive lot size, and promising potential, seize the opportunity now to make your mark. Act now and make your dreams come true. NOTE - City Tax Assessment to be done in January 2025 as per City of Calgary Tax Department. Additionally, because of the subdivision of property there is currently an Address Assignment pursuant to the subdivision as well. Realtor is not related to seller and holds no interest in the property.

Inclusions:

Property Listed By:

NONE

Century 21 Bravo Realty

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





