



THE
A-TEAM

**RE/MAX
FIRST**

710 BRIDGE Crescent, Calgary T2E5B5

MLS®#: **A2180275** Area: **Bridgeland/Riverside** Listing Date: **11/20/24** List Price: **\$649,500**
 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: **3,748 sqft**
 Lot Shape:

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

Access:
 Lot Feat:
 Park Feat:

DOM

31
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
------	-------	------------	------	-------	------------

Title:	Zoning:
Fee Simple	RC-G
Legal Desc:	2411820

Remarks

Pub Rmks: ****Prime Development Opportunity at 710 Bridge Cres. NE** Build your dream home on this soon-to-be subdivided lot with ****breathtaking views of Calgary's downtown skyline****. Located in the vibrant Bridgeland community, this property offers the best of modern urban living. With the ****Development Permit submitted****, architectural plans completed, and the original house demolished, this lot is ready for you to create a custom home that perfectly reflects your style. The contemporary design framework provides a blank canvas for your interior selections and finishes, making it uniquely yours. ****Unmatched Location:**** Set in one of Calgary's most sought-after neighborhoods, the property is a short walk from Bridgeland's bustling urban center, offering trendy cafes, boutique shops, local dining, and a rich cultural scene. The neighborhood's charm blends historic character with modern amenities, making it a popular destination for professionals, families, and creatives alike. Families will love the proximity to excellent schools like ****Delta West Academy and Langevin School****, while nature lovers can enjoy nearby parks, Bow River pathways, and Tom Campbell's Hill. This lot also offers quick access to downtown Calgary, putting business, entertainment, and cultural attractions just minutes away. Opportunities like this are rare in Bridgeland, where lifestyle meets convenience. Don't miss your chance to create a modern masterpiece in one of Calgary's most desirable communities.**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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