



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2525 49 Avenue, Calgary T1T 4H4**

MLS® #: **A2181663**

Area: **Valleyfield**

Listing Date: **12/03/24**

List Price: **\$4,000,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**131,115 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

**123**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title:

**Fee Simple**

Zoning:

**I-G**

Legal Desc:

**2312437**

Remarks

Pub Rmks: **A rare opportunity to acquire 3 acres of prime development land in one of Calgary's most sought-after locations. Situated at the high-traffic corner of Barlow Trail and 50th Avenue, this property offers exceptional visibility and accessibility. Zoned I-G (Industrial General), the land presents a wide range of potential uses, making it ideal for various industrial use developments. With its strategic location and zoning, this parcel is perfect for developers or investors looking to capitalize on Calgary's growing market. Don't miss your chance to view this exceptional property—call today before it's gone!**

Inclusions:

**NONE**

Property Listed By:

**RE/MAX House of Real Estate**

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

