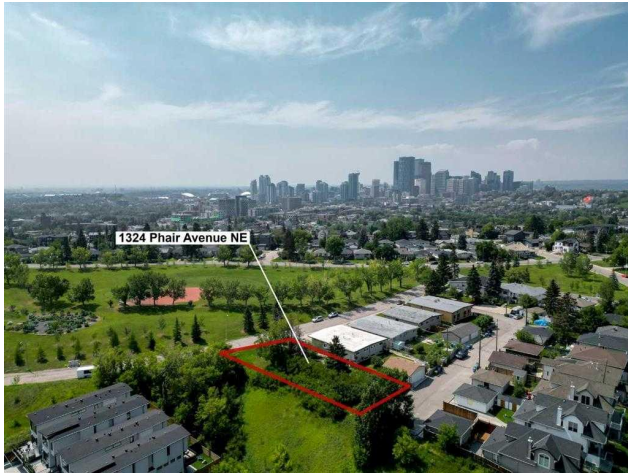


1324 PHAIR Avenue, Calgary T2E 5E9

MLS®#: **A2182506** Area: **Renfrew** Listing Date: **12/06/24** List Price: **\$599,999**
 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: **8,503 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space**
 Park Feat:

DOM

15
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

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	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **2311339**

Remarks

Pub Rmks: **| R-CG 69ft x 162ft LOT | 8,503 Sqft LOT SIZE | INFRONT OF GREEN SPACE | 5 PLEX POTENTIAL | SUBDIVIDED LOT **BOTH INCLUDED** IT CAN BE COMBINED BACK TOGETHER | QUIET RESIDENTIAL STREET | Welcome to 1324 Phair Avenue NE, an extraordinary piece of land nestled in the prestigious inner-city community of**

Renfrew. This opulent property spans across a substantial area, offering limitless possibilities for discerning investors and developers seeking to create a masterpiece in the heart of the city. Positioned in one of the most coveted neighbourhoods, this parcel of land provides a unique opportunity to build multi family or two detached luxury homes, each meticulously crafted to reflect the epitome of modern elegance. The thoughtful layout and generous space allow for the creation of spacious and architecturally stunning residences that will redefine urban living. Walking distance to downtown or 5 minutes by car. Close to Bridgeland's main street, Telus Spark and Calgary Zoo. Easy access to Deerfoot Trail and Memorial Drive.

Inclusions:

N/A

Property Listed By:

Real Broker

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

