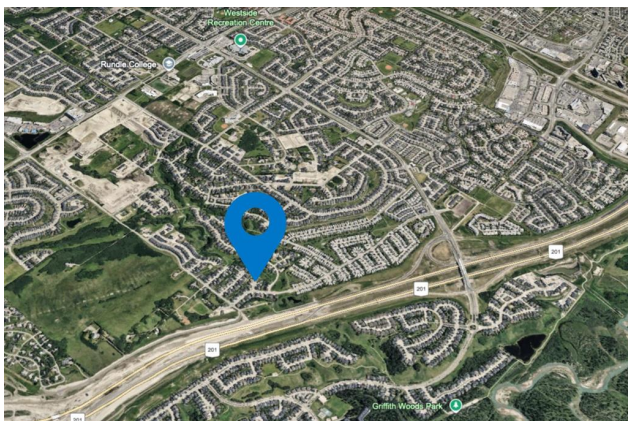


16 FORTRESS Court, Calgary T3H 0T8

MLS® #: **A2182593** Area: **Springbank Hill** Listing Date: **12/06/24** List Price: **\$599,900**
 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: **10,354 sqft**
 Lot Shape:

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

DOM
15
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

| Room | Level | Dimensions | Room Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Title: **Fee Simple** Zoning: **DC**
 Legal Desc: **1210555**

Remarks

Pub Rmks: **It looks like Christmas came early this year! Explore the opportunity of a lifetime to build in one of the city's most coveted SW communities. This remarkable lot is situated in the heart of Timberline Estates. Envision yourself living amongst a picturesque landscape on a serene cul-de-sac and backing onto a forested ravine. Bring your own builder and create the custom home of your dreams on a breathtaking pie-shaped parcel that totals over 10,345 SF. Luxury and convenience blend together seamlessly in the enchanting community of Springbank Hill, known for its proximity to Aspen Landing Shopping Centre, a selection of schools, endless**

parcs and green spaces, along with the desirable scenery and attractions that await within the neighbouring Rocky Mountains. Enjoy a convenient commute to Downtown Calgary with immediate access to the newly completed Stoney Trail ring road, along with unlimited potential for recreation, shopping, and countless additional amenities. This is a Court of King's Bench foreclosure and all offers must be unconditional and are to include a schedule indicating that the purchase is made in an as is/whereis condition.

Inclusions:
Property Listed By:

N/A
CIR Realty

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

