



THE
A-TEAM

**RE/MAX
FIRST**

1510 1 Street, Calgary T2M 2S8

MLS®#: **A2183819** Area: **Crescent Heights** Listing Date: **01/13/25** List Price: **\$1,399,500**
 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: **5,618 sqft**
 Lot Shape:

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

DOM

19
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access: **Direct Access,Mixed,Paved Road**
 Lot Feat: **Level,Rectangular Lot,Treed**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
Public
 Fnd/Bsmt:

Room Information

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

Title: **Fee Simple**
 Legal Desc: **4714N**

Zoning: **M-C1**

Remarks

Pub Rmks: **ATTENTION DEVELOPERS/BUILDERS EMPTY CANVAS READY FOR DEVELOPMENT. CRESCENT HEIGHTS GEM ZONED M-C1/RM4, TOTAL PARCEL APPROX 87.5 FT X 112.5**

FT (TBV)OLD HOMES PROFESSIONALLY REMOVED ACCORDINGLY. TO BE SOLD TOGETHER 1506 & 1510 1 STREET NW ONLY !!! AS ONE LARGE RM4 LOT WITH 2 TITLES. (LOTS N9,10,11,12)(\$1,399,500.00 IS FOR BOTH PARCELS) PRICED AT CITY OF CALGARY 2024 ASSESSMENT !! SUPER INNER CITY LOCATION WITH SHOPPING, RESTAURANTS, VIEWS,TRANSPORTATION AND GREAT WALKING DISTANCE SCORE..

Inclusions:
Property Listed By:

**N/A
TREC The Real Estate Company**

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





