



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2471 23 Street, Calgary T2M3Y3**

MLS® #: **A2183932**

Area: **Banff Trail**

Listing Date: **12/19/24**

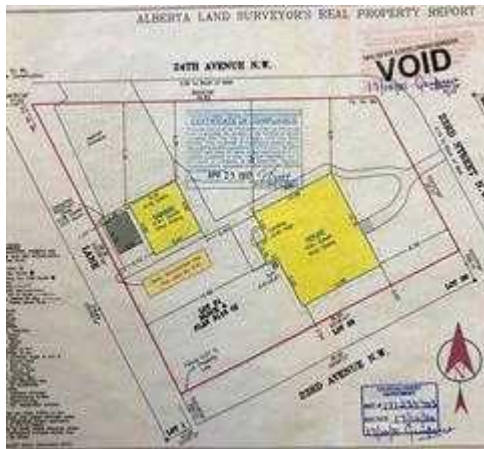
List Price: **\$1,690,000**

Status: **Active**

County: **Calgary**

Change: **-\$60k, 20-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**11,325 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

**65**

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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**

Legal Desc:

**9110GI**

Zoning:

**M-H1**

Remarks

Pub Rmks:

**Here is your chance to own this building lot with M-H1 zoning located close to U of C, McMahon Stadium and the future field house. The property is within a few minutes walk to the closest C-Train station. Drive by and check out the development currently taking place in the area, especially the lot directly opposite this location. There is a 1300 sqft, 3 bedroom, 1 bathroom bungalow with a 3 bedroom, 1 bathroom basement suite. In addition there is also a double detached garage.**

Inclusions:  
Property Listed By:

**Fridge x 2, Dishwash x 2, Washer/Dryer x 2, All window coverings**  
**Royal LePage Benchmark**

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

