

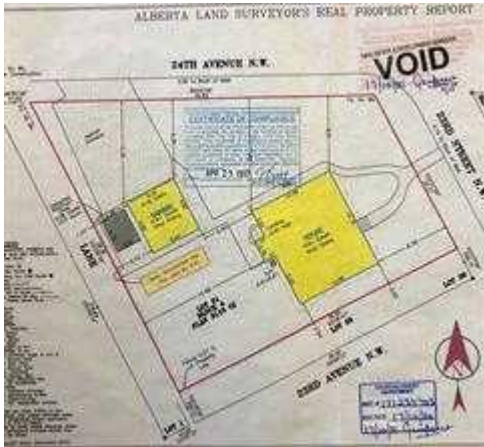


THE A-TEAM

RE/MAX FIRST

2471 23 Street, Calgary T2M3Y3

MLS@#: A2183932 Area: Banff Trail Listing 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 Sz Ar: 11,325 sqft Lot Shape:

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

DOM 33 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

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: M-H1 Legal Desc: 9110GI

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**

