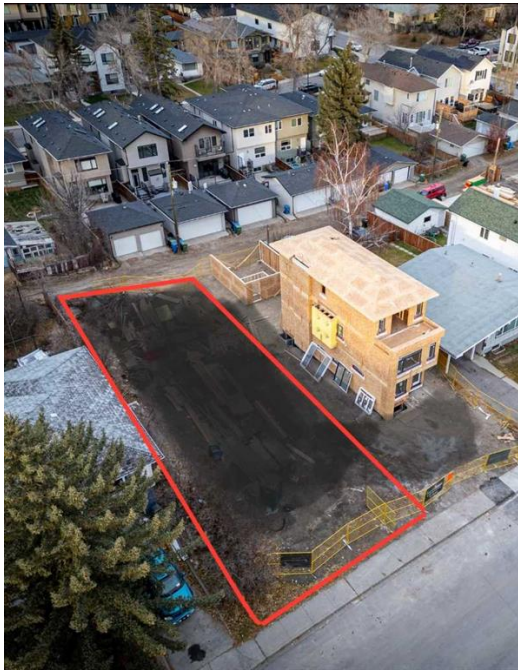


722 52 Avenue, Calgary T2V 0B5

MLS®#: **A2188100** Area: **Windsor Park** Listing Date: **01/19/25** List Price: **\$865,000**
 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: **5,997 sqft**
 Lot Shape:

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

DOM
83
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Cleared,Near Shopping Center,Interior Lot,Near Golf Course,Near Public Transit,Open Lot,Rectangular Lot**
 Park Feat:

Utilities and Features

Roof:	Construction:
Heating:	Flooring:
Sewer:	Water Source:
Ext Feat:	Fnd/Bsmt:
Kitchen Appl:	
Int Feat:	
Utilities:	

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title:
Fee Simple
Legal Desc:

Zoning:
RC-G

1693AF

Remarks

Pub Rmks: **"ATTENTION ALL DEVELOPERS & BUILDERS!!" Prime vacant lot available in the highly sought-after inner-city hidden gem community of Windsor Park! This spacious 50' x 120' RC-G zoned lot can be used to build your dream home, subdivided into 2 single family lots, or build multiple dwellings with rental suites. This property has no asbestos removal or demolition costs required as it has been already cleared and demolished and available for immediate possession. This great location has everything and is just minutes from downtown Calgary. Enjoy the convenience of nearby amenities including a short walk to Britannia Plaza, Stanley park, Elbow River pathways, shopping at nearby Chinook Centre, tons of Macleod Trail dining and has excellent transit access. Families will love the proximity to the designated highly sought after Elboya School Grades 5-9 and Windsor Park Elementary K-Grade 4. Windsor Park has a fantastic community center with playgrounds, tennis & basketball courts, football/soccer field, baseball diamond, winter ice rink and so much more! Opportunities like this are rare in Windsor Park, so don't miss your chance to create a modern masterpiece in one of Calgary's most desirable communities.**

Inclusions: **N/A**
Property Listed By: **Synterra Realty**

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

