



THE
A-TEAM

**RE/MAX
FIRST**

1302 EDMONTON Trail, Calgary T2E 3K7

MLS®#: **A2189522** Area: **Renfrew** Listing Date: **02/09/25** List Price: **\$1,100,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,103 sqft**
 Lot Shape:

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

DOM

13
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 Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **C-COR2 f1.0h10**
 Legal Desc: **470P**

Remarks

Pub Rmks: **Great inner city development site! Prime location, corner lot located on high traffic Edmonton Trail and easy access to 16 Ave N. and 32 Ave N. Zoned C-COR2 and has been approved for a professional retail space. Price includes approved development permit and architectural drawings. All the planning has been done for you!**

Inclusions:
Property Listed By:

Other uses such as Mixed Use allowed. Development permit and plan is available.
n/a
Century 21 Bravo Realty

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

