



THE
A-TEAM

**RE/MAX
FIRST**

140 21 Avenue, Calgary T2E1S2

MLS®#: **A2191678**

Area: **Tuxedo Park**

Listing Date: **02/03/25**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1942**

Lot Information

Lot Sz Ar: **5,737 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **855**
Low Sqft:
Ttl Sqft: **855**

DOM

2

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **None**

Utilities and Features

Roof: **Other,See Remarks**

Heating: **Other**

Sewer:

Ext Feat: **None**

Construction:

Other,See Remarks

Flooring:

Other,See Remarks

Water Source:

Fnd/Bsmt:

Other,See Remarks

Kitchen Appl:

None

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	30`5" x 26`1"	3pc Bathroom	Main	30`5" x 26`1"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **21290**
 Zoning: **M-C1**

Remarks

Pub Rmks: **Welcome to 140-21 Ave NE, a premium corner lot located in the heart of Calgary's highly sought-after Tuxedo Park neighborhood. This spacious 5,750 sq. ft. parcel offers an exceptional opportunity for developers and investors to create a lucrative project in one of the city's most dynamic areas. The property is being sold for land value only, as the existing structure is not livable. However, the city has approved a permit to move the house, saving you the cost and effort of demolition. With a conditional Development Permit (DP) already approved, this lot is ready for the construction of a 4-plex with 4 secondary suites, an excellent opportunity for those seeking a high return on investment. Additionally, the city-approved 4-plex plans are included and attached in the photos for your review. The location is ideal, offering close proximity to downtown Calgary, the C-Train, highway access, hospitals, SAIT, the University of Calgary, and numerous amenities including Lina's Italian Market and other shopping centres. Preliminary assessments and attached drawings have already passed city requirements, and construction can begin as soon as a building permit is obtained. This property also presents a great opportunity to take advantage of CMHC mortgage options with low interest rates. For those looking for flexibility, a joint venture may be considered, or a build-to-suit option is available with tentative possession for the completed project in March 2026. This is a rare opportunity to secure a prime development lot in a vibrant, high-demand neighborhood. Only pre-approved mortgage or cash buyers will be considered. Priced to sell quickly. don't miss your chance to capitalize on this incredible opportunity. Contact us today!**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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



