



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5811 DALGETTY Drive, Calgary T3J 1A1**

MLS® #: **A2195186**

Area: **Dalhousie**

Listing Date: **02/17/25**

List Price: **\$1,400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar: **6,157 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,650**  
Low Sqft:  
Ttl Sqft: **1,650**

DOM

**57**

Layout

Beds: **0**  
Baths: **0.0 (0 0)**  
Style: **3 (or more) Storey**

Parking

Ttl Park: **2**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:		Zoning:
<b>Fee Simple</b>		<b>R-CG</b>
Legal Desc:	<b>6514JK</b>	

Remarks

Pub Rmks: **ATTENTION BUILDERS and INVESTORS!!! HIT 2025 RUNNING WITH A GREAT MULTI-FAMILY BUILD.3 STORY SAVE TIME AND MONEY. DEVELOPMENT PERMIT RELEASED, DEVELOPMENT SURVEY COMPLETED, DESIGN PLAN COMPLETED, ALL THE HEAVY LIFTING IS DONE AND NOW YOU'RE READY TO BUILD ASAP! CMHC MLI SELECT ELIGIBLE , LARGE CORNER LOT, 8 LEGAL SUITES 4 UP +4 BASEMENT SUITES .. EXCELLENT CASH FLOW PROJECTIONS AND CAPITAL APPRECIATION. CLOSE TO LRT/TRANSIT MARKET MALL SAIT**

Inclusions:  
Property Listed By:

**NONE**  
**TREC The Real Estate Company**

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





