



THE
A-TEAM

**RE/MAX
FIRST**

8528 47 Avenue, Calgary T3B 1Z9

MLS®#: **A2197702**

Area: **Bowness**

Listing Date: **02/27/25**

List Price: **\$635,000**

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:

6,006 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

0

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-CG

Legal Desc:

2660AP

Remarks

Pub Rmks:

DEVELOPMENT LOT WITH APPROVED DP! 50x120 Ft. Surrounded by new builds, this prime lot is just steps from Bowness Park and the Bow River. Demolition is complete, and the Development Permit is approved, featuring legal basement suites on both sides.

Inclusions:

N/A

Property Listed By:

Comox Realty

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

