

2519 17A Street, Calgary T2T 4S5

MLS® #: **A2199995** Area: **Bankview** Listing Date: **03/08/25** List Price: **\$1,250,000**
 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: **4,951 sqft**
 Lot Shape:

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

DOM
28
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **City Lot, Rectangular Lot**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat: **Other**
 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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **8997GC**

Remarks

Pub Rmks: **Prime Land in Bankview - Exceptional Location with Tremendous Potential, Sell together with the corner lot next to it, Total of 9900 sq feet for your development. This rare piece of land located in Bankview offers an unbeatable location just minutes from the vibrant organic market in Marda Loop, grocery stores, cafes, restaurants, and parks. The property is being sold together with the corner lot next to it, offering a fantastic development opportunity in one of Calgary's most desirable neighbourhoods. The properties are zoned RCG, offering potential for multi-residential developments. This land is located within a 5-minute drive to schools, including Richmond School, Mount Royal School, and Dr. Oakley School, making it an ideal location for families. With no existing structures on the land, this is a blank canvas ready for your next project in an exceptional community. Don't miss out on this incredible opportunity !!**

Inclusions: **N/A**

Property Listed By:

Jessica Chan Real Estate & Management Inc.

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



