



THE
A-TEAM

**RE/MAX
FIRST**

159 LAKE SYLVAN Close, Calgary T2J 3E5

MLS® #: **A2202190**

Area: **Bonavista Downs**

Listing Date: **03/14/25**

List Price: **\$699,000**

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:

6,339 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

41

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

Legal Desc:

642LK

Zoning:

R-CG

Remarks

Pub Rmks:

Click brochure link for more details. Presenting a fantastic opportunity for developers and investors! This prime piece of land is ready for your next project — a perfect site to build a spacious duplex (Building Permit is pending). Located in a highly sought-after area, the property offers exceptional potential for capital growth. Key features: The lot is ready to demo, we have the development permit-DP2024-07552, Asbest Test, Survey Plan, Off-site Levy has been paid, Demo Permit is issued, the duplex w/ the legal suits plans are ready. Sizeable Lot: Generous land area ideal for constructing a modern duplex with ample space for both units and additional outdoor amenities. Zoning: Zoned for RCG, making it a perfect candidate for a stylish duplex build w/ the legal basement suits, the plans are ready. Don't miss out on this rare opportunity to secure a well-located site for your next development. Photos are representative.

Inclusions:
Property Listed By:

Call seller directly
Honestdoor Inc.

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



