



THE
A-TEAM

**RE/MAX
FIRST**

5409 LADBROOK Street Drive, Calgary T3E 5X9

MLS® #: **A2203544**

Area: **Lakeview**

Listing Date: **03/19/25**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

4,021 sqft

Lot Shape:

22ft frontage width with right side measuring 99.31ft, back end measures 62.5ft WIDE and far left side is 97.7ft long.

Access:

Lot Feat:

Park Feat:

Back Lane,Cleared,Cul-De-Sac,Few Trees,Interior Lot,Level,Pie Shaped Lot,Street Lighting

DOM

25

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2510461

Zoning:

R-CG

Remarks

Pub Rmks:

Attention BUILDERS!!! Don't miss out on this exceptional lot in a prime Lakeview location! Situated at the end of a spacious cul-de-sac and just steps from a beautiful park, this property offers the perfect setting to build your dream custom home. With fantastic sun exposure — an East-facing front and West-facing

backyard — you'll enjoy sunlight all day long. Zoned R-CG, this lot also allows for legal basement suite designs, providing great flexibility. With a generous 62-foot width at the back, there's ample space for your vision to come to life. Located just minutes from schools, shopping, golf, and other amenities, this is a rare opportunity to secure a premium lot in a highly sought-after neighbourhood! Check the Video link for a Drone Video Tour Of the Lot!

Inclusions:
Property Listed By:

none
CIR Realty

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

