

\$799,900 - 411 17 Avenue Nw, Calgary

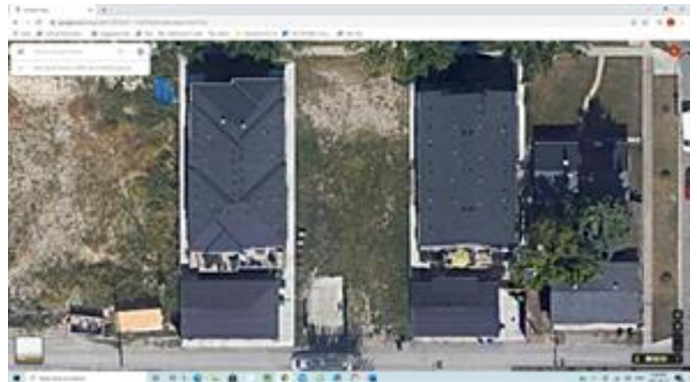
MLS® #A2089362

\$799,900

0 Bedroom, 0.00 Bathroom,
Land on 0.14 Acres

Mount Pleasant, Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS AND INVESTORS!! This is the offering you have been waiting for -- MC-2 ZONED 50' X 125' LOT (4 doors) in celebrated Mount Pleasant -- prime location with an unbeatable scenic streetscape! This blank canvas is ready for development with loads of potential -- steps from transit, shopping, cafes and restaurants!! The lot is cleared so NO demo, NO abatement and NO removal costs. And, BEST of all, this property is sold WITH blueprints/designs and the previously approved Development Permit. Proposed upscale 4-plex (with rear detached parking for all 4 units) plans are for 2 south facing units of approximately 2300 square feet and 2 north facing units of approximately 1700 square feet -- with rooftop patios providing potential city views!! Many options -- use these existing designs/plans or let your imagination run wild and start from scratch! Call for additional details on this amazing opportunity!!



Essential Information

MLS® #	A2089362
Price	\$799,900
Sold Price	\$790,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Sold



Community Information

Address	411 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0N2

Additional Information

Date Listed	October 24th, 2023
Date Sold	November 2nd, 2023
Days on Market	9
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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