

\$849,900 - 1920, 1924, 1928 Home Road Nw, Calgary

MLS® #A2114942

\$849,900

0 Bedroom, 0.00 Bathroom,
Land on 0.23 Acres

Montgomery, Calgary, Alberta

ATTENTION: INVESTORS & DEVELOPERS!
BUILD-READY SITES - SAVE TIME & MONEY ON ASBESTOS AND DEMO! This development-ready site in Montgomery offers 10,236 SQ FT of prime real estate! This is an unbelievable development opportunity on a massive build-ready R-C2 corner lot. The land has already been cleared and is ready for immediate development, giving you a head start on your next project. This land is currently subdivided into three separate lots (sold as a package), providing the option to build three single-family homes. Other potential options include combining and re-zoning the land to allow for the development of townhomes with basement suites or subdividing into two lots and constructing two duplexes, resulting in four single-family homes. These duplexes could even have basement suites! Montgomery is an unbeatable inner-city location that offers countless amenities within a short drive, including Market Mall, NOtABLe The Restaurant, Montgomery Community Association, Shouldice Arena and Athletic Park, Alberta Children's Hospital, and the University of Calgary. The nearby school, Terrace Road School, is a 10-minute away, and Montalban Park is less than a 20-minute away. Don't miss this rare opportunity and reach out today for more information!



MLS® #	A2114942
Price	\$849,900
Sold Price	\$853,000
Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	1920, 1924, 1928 Home Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1H3

Additional Information

Date Listed	March 25th, 2024
Date Sold	May 4th, 2024
Days on Market	40
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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