

\$499,000 - 2216 36 Street Se, Calgary

MLS® #A2115281

\$499,000

0 Bedroom, 0.00 Bathroom,
Land on 0.17 Acres

Forest Lawn, Calgary, Alberta

****Calling All Builders, Developers & Investors****

Here's your chance to elevate South Calgary with this exceptional oversize cleared vacant RC-2 lot, perfectly primed for R-CG zoning.

This spacious 65 ft x 110 ft parcel boasts excellent access and promising revenue opportunities.

Whether you're seeking a consistent income generator or envisioning a distinguished residential project, this rare gem offers the canvas for up to 4 units plus 4 basement suites.

Key Features:

Generous Dimensions: The expansive 65 ft x 110 ft lot provides ample space for creative development.

Basement Suites: Elevate the appeal of each unit with basement suites, offering additional living space or lucrative rental income opportunities.

Accessibility: Positioned along 17 Avenue SE, a major arterial road in east Calgary, this property enjoys prime accessibility and exposure.

Development Potential: With its unique blend of natural beauty and urban sophistication, this opportunity stands out.

Don't miss this rare chance to shape the future of South Calgary's residential landscape. With its prime location, expansive lot size, and promising potential, seize the opportunity now to make your mark.



Essential Information

MLS® #	A2115281
Price	\$499,000
Sold Price	\$477,000
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	2216 36 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0Y1

Additional Information

Date Listed	March 15th, 2024
Date Sold	May 27th, 2024
Days on Market	73
Zoning	R-C2:
HOA Fees	0.00

Listing Details

Listing Office	Ace Realty
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