

\$1,300,000 - 6706 Larch Court Sw, Calgary

MLS® #A2159455

\$1,300,000

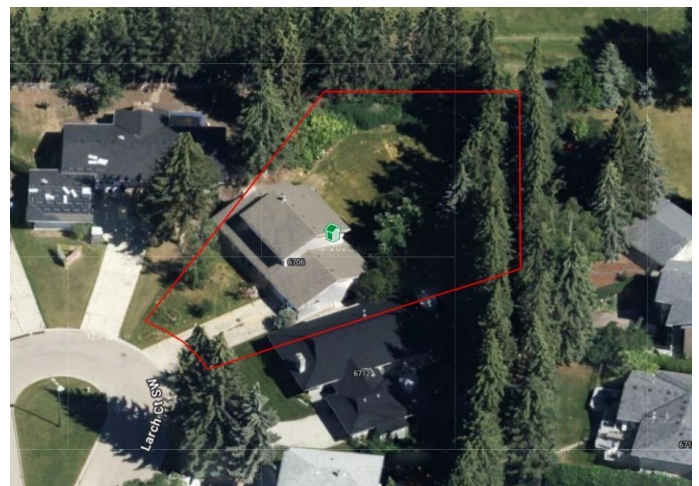
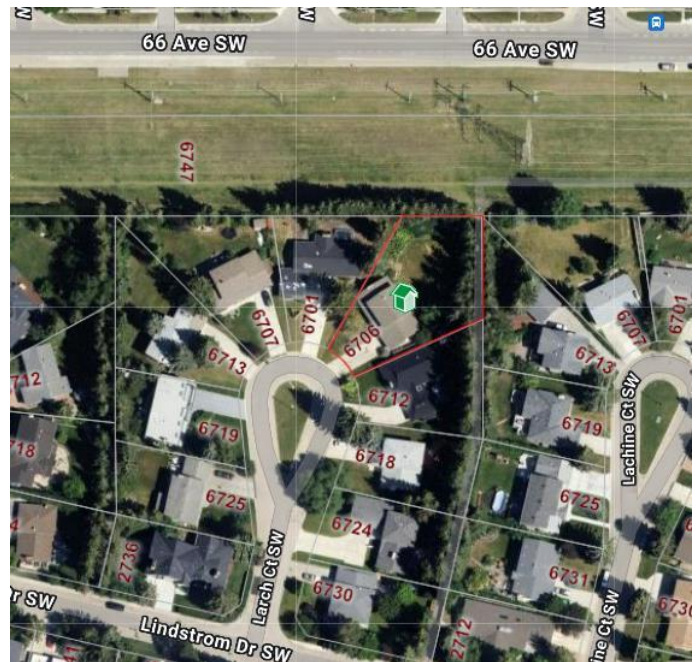
0 Bedroom, 0.00 Bathroom,
Land on 0.36 Acres

Lakeview, Calgary, Alberta

Location, location, location!! Huge opportunity to build in an exclusive neighborhood filled with upscale homes, many mature trees and close to all amenities including 10 mins to Chinook, Market Mall, 10 min drive to the LRT, 20 mins to HWY 1 towards the mountains, and only 10 mins to the downtown core. Mins to North Glenmore Park, Weaselhead Park, and Glenmore Reservoir. Lakeview is also known for their schools and amenities in the lakeview community; this includes the Calgary Rowing Club, Calgary Canoe Club, Lakeview Shopping Centre, Earl Grey Golf Club and the Grey Eagle Event Center Hotel and Casino. Lakeview is also located close to Mount Royal University, Masters Academy, Clearwater Academy, and the Calgary Jewish Academy. This amazing pie shaped lot has over 15,500 sq ft to build your dream home on. Great investment opportunity as there are very few lots in the city that have that amount of sq ft to build on (0.36 ac.) Don't miss the opportunity to be part of this community. Please be sure to avoid entering the house that is currently on the property as it is not safe to enter.

Essential Information

MLS® #	A2159455
Price	\$1,300,000
Sold Price	\$1,125,000
Bathrooms	0.00



Acres	0.36
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	6706 Larch Court Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6E8

Exterior

Lot Description	Cul-De-Sac, Irregular Lot
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Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 23rd, 2024
Days on Market	32
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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