



159 Lake Sylvan Close Calgary Alberta

\$699,000

Click brochure link for more details. Presenting a fantastic opportunity for developers and investors! This prime piece of land is ready for your next project -- a perfect site to build a spacious duplex (Building Permit is pending). Located in a highly sought-after area, the property offers exceptional potential for capital growth. Key features: The lot is ready to demo, we have the development permit-DP2024-07552, Asbest Test, Survey Plan, Off-site Levy has been paid, Demo Permit is issued, the duplex w/ the legal suits plans are ready. Sizeable Lot: Generous land area ideal for constructing a modern duplex with ample space for both units and additional outdoor amenities. Zoning: Zoned for RCG, making it a perfect candidate for a stylish duplex build w/ the legal basement suits, the plans are ready. Don't miss out on this rare opportunity to secure a well-located site for your next development. Photos are representative. (id:6769)

Listing Presented By:



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