



411415 Edmonton Trail Calgary Alberta

\$1,950,000

Developer and investor alert! This phenomenal residential development site on a 11,446 SQ. FT. LOT offers tremendous CITY VIEWS and an outstanding INNER-CITY LOCATION! Both parcels are being sold together with a floor area ratio of 2.5 and a building height of 16 meters (52.48 feet). M-C2 zoning is a multi-residential designation that is primarily for 3 to 5 story apartment buildings. This fantastic location has great road access going into downtown and Deerfoot Trail and is ideally situated between Crescent Heights and Bridgeland. WITHIN WALKING DISTANCE TO EVERYTHING - transit, school, parks, shops, restaurants, downtown, the East Village and the extensive river pathways. You simply won't find a better inner-city location for your next project. Don't miss out on this amazing opportunity! The up/down duplex current on the property to be sold as-is, where-is. List price is exclusive of GST. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.trungbien.ca/>

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net