



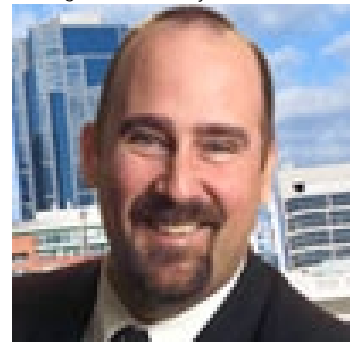
# 2727 92 Street Calgary Alberta

\$2,299,999

Excellent investment or holding property opportunity!!! Investor / Developer, 9.45 acres located on the north boundary line of the Belvedere Area Structure Plan (ASP). This property is zoned DC, Zoned Future Urban Development and is located in the South East section of Calgary, just east of Stoney Trail and 17 Ave SE. A Convenient location that is only a 2-minute drive to the East Hills development with Costco, Walmart, Starbucks, as well as a full entertainment district with a movie theatre and restaurants. Providing the ability to rezone and subdivide in this rapidly expanding area. The site is located in the City of Calgary and close to Chestermere, Alberta. Located just off busy 17th Avenue SE and has excellent access to Stoney Trail. Great opportunity to build your project as the city of Calgary is a rapidly expanding area to meet the demands for more housing and business. The city has recently approved the rezoning and subdivision of this area. The rezoning and subdivision of this community will allow for various new housing options, including single-family homes, townhomes, and condominiums. This property provides space for businesses to set up shop, such as RVs, boats, and outdoor vehicle storage. There is currently a 1,246 sq. ft Bungalow, with finished basement and a 26x40 detached garage. (id:6769)

- |  |                                     |
|--|-------------------------------------|
| Kitchen 12.58 Ft x 14.92 Ft                  | Living room 12.17 Ft x 18.08 Ft     |
| Bedroom 13.00 Ft x 10.50 Ft                  | Other 3.25 Ft x 3.67 Ft             |
| Recreational, Games room 12.67 Ft x 27.75 Ft | 3pc Bathroom 8.08 Ft x 4.00 Ft      |
| Bedroom 9.08 Ft x 9.58 Ft                    | Primary Bedroom 13.50 Ft x 11.50 Ft |
| Laundry room 7.33 Ft x 10.25 Ft              | Bedroom 11.08 Ft x 9.00 Ft          |
| Other 19.00 Ft x 6.92 Ft                     | Bedroom 11.08 Ft x 9.08 Ft          |
| Kitchen 11.00 Ft x 9.58 Ft                   | 4pc Bathroom 6.67 Ft x 9.08 Ft      |
| Dining room 9.67 Ft x 7.75 Ft                | Other 4.08 Ft x 10.50 Ft            |

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca