

\$650,000 - 1540 36 Street, Calgary

MLS® #A2162353

\$650,000

0 Bedroom, 0.00 Bathroom,
Land on 0.15 Acres

Forest Lawn, Calgary, Alberta

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

Here's your chance to elevate South Calgary with this exceptional oversize corner lot zoned MC-2.. This spacious 6332 square feet parcel boasts excellent access and promising revenue opportunities. Also sold is lot 1536 with 6232 square feet zoned MC-2 next to it for a potential multifamily project with lucrative rental income opportunities.

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

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® # | A2162353 |
| Price | \$650,000 |
| Bathrooms | 0.00 |
| Acres | 0.15 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|---------|----------------|
| Address | 1540 36 Street |
|---------|----------------|

| | |
|-------------|-------------|
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 1C6 |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 3rd, 2024 |
| Days on Market | 232 |
| Zoning | MC-2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | Ace Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.