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## 36 ELMONT DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale

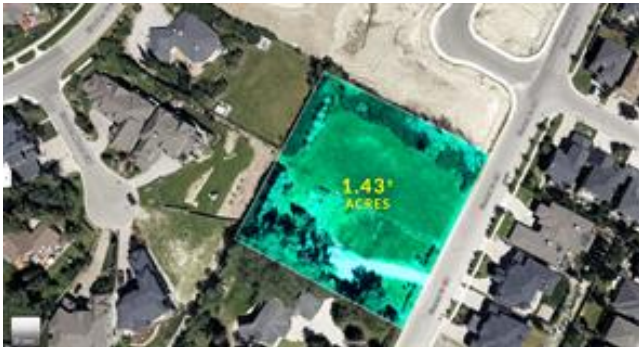


**Location**  
Calgary, Alberta



**Listing ID:**  
26261

**MLS ID:**  
A2133119

**\$2,995,000**



 **JONATHAN POPOWICH**  
 (403) 404-0300

 eXp Realty  
 403-262-7653

 36 Elmont Drive SW, Calgary , Alberta T3H 3X5

|   |  |   |
|---|--|---|
| <b>Transaction Type</b><br>For Sale       | <b>Days On Market</b><br>105             | <b>Zoning</b><br>R-1s   |
| <b>Subdivision</b><br>Springbank Hill     | <b>Year Built</b><br>1993                | <b>Structure Type</b><br>Other  |
| <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Multi Family | <b>Legal Plan</b><br>9111797  |
| <b>Building Area (Sq. Ft.)</b><br>1905.23 | <b>Building Area (Sq. M.)</b><br>177.00  | <b>Lot Size (Sq. Ft.)</b><br>63507  |
| <b>Lot Size (Acres)</b><br>1.46           | <b>Inclusions</b><br>N/A                 | <b>Restrictions</b><br>Easement Registered On Title,Utility<br>Right Of Way |
| <b>Reports</b><br>None                    |  |   |

Calling all developers, builders and investors - this is your opportunity to purchase a prime parcel of land in coveted Springbank Hill. 1.46+- acres of land. The current owner has completed all necessary reports and due diligence, and this parcel is shovel ready for 8 prime single family estate lots or explore the possibility for increased density and bring your vision to life. Reports and further information available with an accepted offer.

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