



Mark D. Evernden
 Private Office - ENGEL & VOLKERS CALGARY

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271192 RGE RD NW

C4094574 Active

LP: \$1,365,000

W:5 R:1 T:27 S:10 Q:Northwest



Class:	Land	Area:	Airdrie	DOM:	44
Type:		Zone:			
Style:		Community:	None		
Year Built:		Postal Code:	T0J 0Y2		
LINC:	0023869480	Condo Type:	Not a Condo		
Legal Plan:	7410959	Blk:	4	Lot:	0
Land Use Code	R-2	Taxes:	\$5145/2016		
Title to Land:	Fee Simple	Local Imp Amt:	0		
Conform Rpt:		HOA:			
Restrictions:	None Known	Condo Fee:			

This great 13 acre parcel offering views of Airdrie just south of Veterans Blvd on Range Rd 13 is ready for future developers for housing projects and or multi-family units with an ideal location. The zoning is Country Residential and was acquired by the municipality and included in the recent annexation for development in 2022 as a new recreation centre (Details on City of Airdrie website) This is a great opportunity for the right buyer and wishes that both parcel be together but can be purchased separately offering a total of just under 26 acres of prime land. Please see other listing MLS#C4094575

Bedrooms:		Baths:	Full: 0		
	2Pc	3Pc	4Pc	5Pc	6Pc
Bathrooms:					
Ensuite:					
Level		SqMtr		SqFt	
Main:					
Upper:					
AbGd:					
Lowr:					
Total A.G.:					

Basement:	Heating:	Fuel:
Suite:	Fin FP/Rgh-In:	FP Fuel:
Construction:	Lot Shape: Rectangular	
Foundation:	Lot Sq M: 52,609	
Exterior:	Frntg x Depth:	
Roof Type:	Flooring:	
Front Exp:	Garage Dim:	
Parking:		
Features:		
Goods Included:		
Goods Excluded:		
HOA Fee Incl:		

911 Address:	See Remarks	Heating Desc:		Total Acres:	13.00
Road Access:	See Remarks	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Drilled Well	Phone Desc:		Acres Irrigated:	
Water GPM:		Sewer/Septic:	Septic Tank & Field	Acres Water Rgt	
Depth of Well:		Yr Sewer Cleaned		Acres Leasehold	
Water Report Yr:				# Parcels:	
Nearest Town:	Airdrie			LP/Acre:	105,000.00
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: February 01, 2017



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Airdrie

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New Listing

February 01, 2017

Status

A

