# \$319,000 - 1 5309 41 Ave, Calmar

MLS® #E4424744

### \$319,000

0 Bedroom, 0.00 Bathroom, Condo / Townhouse on 0.00 Acres

Calmar, Calmar, AB

Exciting business development opportunity in Calmar, Alberta! This offering includes 8 prime lots, zoned R3, designed for the construction of two triplexes and a half duplex with services ready to go. Located just a 15-minute commute to Leduc and 20 minutes to the International Airport, these lots are ideally situated for attracting potential renters or buyers seeking convenience and accessibility. Calmar boasts a charming community atmosphere, making it an attractive option for families and professionals alike. Don't miss out on this chance to invest in a growing area with strong demand for multi-family housing!



MLS® # E4424744 Price \$319,000

Bathrooms 0.00 Acres 0.00

Type Condo / Townhouse

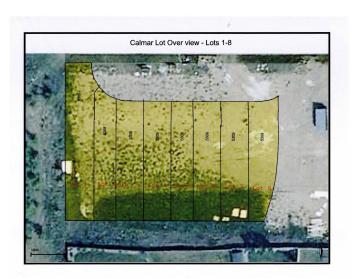
Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

Address 1 5309 41 Ave

Area Calmar







Subdivision Calmar

City Calmar

County ALBERTA

Province AB

Postal Code T0C 0V0

### **Exterior**

Exterior Features Airport Nearby, Schools, Shopping Nearby

### **Additional Information**

Date Listed March 8th, 2025

Days on Market 6

Zoning Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 2:17am MDT