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

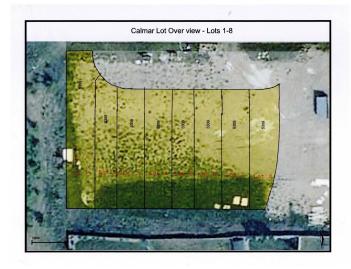
MLS® #E4424744

#### \$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!







## **Essential Information**

MLS® #	E4424744
Price	\$319,000
Bathrooms	0.00
Acres	0.00
Туре	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

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Listing information last updated on March 14th, 2025 at 9:17pm MDT