

Calgary



**FOR SALE**

**1326/1328 36 Street S.E. Calgary AB**

Redevelopment R-C2 site in the established community of Forest Lawn

**LAND TYPE**  
Vacant land

**COMMUNITY**  
Forest Lawn

**SITE AREA**  
5,765 sq. ft.  
(together)

**LEGAL**  
2700AH;24;7,8 and  
2700AH;24;7

**LAND USE**  
R-C2 ( Residential - Contextual  
One / Two Dwelling District)

## Property Highlights

- Serviced redevelopment site in the established community of Forest Lawn
- Improvements have no value, land value only.
- Lot Size: +/- 50 feet by 114 feet
- 10-minute drive to downtown
- 6-minute drive to Deerfoot Trail
- 5-minute walk to 17 Ave BRT Route

## Financial info

**LIST PRICE**  
**\$250,000** +GST  
(Agents protected)

**APPLICATION PROCESS STARTS**  
January 30, 2023

**APPLICATION PROCESS ENDS**  
February 15, 2023

## Context map with inset



**Inset**

### **Amenities**

Close proximity to many public transit routes including: 36 Street SE and the 17 AVE BRT (Bus Rapid Transit) with good access to schools, shopping and amenities.

## Contact us



**Joel van der Velden**  
Sales Agent,  
Real Estate Sales  
**EMAIL**  
Joel.vanderVelden@calgary.ca  
**OFFICE** 403-540-8745

Submit interest using the  
**Purchaser Application Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit

**[calgary.ca/realestate](http://calgary.ca/realestate)**

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.