

# PROPERTY FOR SALE

OFFICE OF  
Land Servicing & Housing

BUILDING WITH PURPOSE

## Contact

**Maria Egan, B.Sc.**

Sales Negotiator

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

The property will be sold "as is". No warranties or guarantees apply. Environmental report(s) available to serious buyers. All sales are subject to corporate approval. The City reserves the right not to enter into a sale agreement. Details of The City's real estate sales process available through the lister.

## 35 Coulee Way S.W.



## Property Highlights

- Located in the community of Cougar Ridge
- ±1.421 ha (±3.51 ac) residential development site
- Close to various amenities
- Good access to public transportation routes and downtown
- Land use allows for single family housing (R-1/S-SPR)
- Surrounding residential development includes estate homes

**\$3,500,000 o.b.o.**

Agents Protected

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Onward/ We will continue to create a range of housing opportunities and choices



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Submit interest on  
Purchaser Application  
Form available at:  
[www.calgary.ca/realstate](http://www.calgary.ca/realstate)

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 This offering may be altered or withdrawn at any time without notice.

## 35 Coulee Way S.W.



## Property Details

Legal Description: 6262AC; 3

Community: Cougar Ridge

Site Area: ±1.421 ha (±3.51 ac)

Land Use: R-1 (Residential - One Dwelling) ±1.23ha (±3.04 ac)  
S-SPR (Special Purpose – School, Park and Community Reserve) ±0.19ha (±0.47 ac)

Notes: This lot will be sold by way of open submission process. Interested parties to submit a Purchaser Application Form to the representative listed herein on or before 15:00 local time January 31, 2014

Acreage Assessments will apply.

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