

# \$525,000 - 5409 Ladbrook Streetdrive Sw, Calgary

MLS® #A2203544

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.09 Acres

Lakeview, Calgary, Alberta

Attention BUILDERS!!! Donâ€™t miss out on this exceptional lot in a prime Lakeview location! Situated at the end of a spacious cul-de-sac and just steps from a beautiful park, this property offers the perfect setting to build your dream custom home. With fantastic sun exposure â€™ an East-facing front and West-facing backyard â€™ youâ€™ll enjoy sunlight all day long. Zoned R-CG, this lot also allows for legal basement suite designs, providing great flexibility. With a generous 62-foot width at the back, thereâ€™s ample space for your vision to come to life. Located just minutes from schools, shopping, golf, and other amenities, this is a rare opportunity to secure a premium lot in a highly sought-after neighbourhood! Check the Video link for a Drone Video Tour Of the Lot!

## Essential Information

MLS® #	A2203544
Price	\$525,000
Bathrooms	0.00
Acres	0.09
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address 5409 Ladbrook Streetdrive Sw



Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5X9

### Exterior

Lot Description	Back Lane, Few Trees, Level, Cleared, Cul-De-Sac, Interior Lot, Pie Shaped Lot, Street Lighting
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### Additional Information

Date Listed	March 19th, 2025
Days on Market	41
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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