

# \$499,000 - 5409 Ladbrook Streetdrive Sw, Calgary

MLS® #A2203544

**\$499,000**

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	\$499,000
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, Cleared, Cul-De-Sac, Few Trees, Interior Lot, Level, Pie Shaped Lot, Street Lighting
-----------------	---

### Additional Information

Date Listed	March 19th, 2025
Days on Market	56
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.