



THE
A-TEAM

**RE/MAX
FIRST**

2222 12 Street, Calgary T2T 3N4

MLS® #: **A2135604** Area: **Upper Mount Royal** Listing Date: **05/29/24** List Price: **\$1,988,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1932**
Lot Information
 Lot Sz Ar: **15,725 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,251**
 Low Sqft:
 Ttl Sqft: **2,251**

DOM

122
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Front Yard,Private,Rectangular Lot,Secluded,See Remarks,Sloped,Treed,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Range Hood,Washer,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`8" x 12`4"	Bedroom - Primary	Main	20`0" x 13`8"
Dining Room	Main	12`0" x 11`10"	Nook	Main	11`3" x 11`2"
Bedroom	Main	13`6" x 12`9"	Foyer	Main	7`8" x 5`3"
4pc Bathroom	Main	7`6" x 6`0"	4pc Bathroom	Main	
Bedroom	Second	24`3" x 13`0"	Living Room	Main	20`8" x 17`0"
Laundry	Main	10`5" x 7`0"	Other	Main	21`0" x 12`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Legal Desc:

2112AC

Remarks

Pub Rmks:

Presenting a rare and unique prime estate lot in prestigious Upper Mount Royal. This elevated .36 acre (15,725 sqft) rectangular lot (85ft X185ft) is located in the heart of the neighbourhood and affords a spectacular and very secluded setting. Ringed with large mature trees, and with sweeping northwest and downtown views from developed elevations of 25 feet and higher, this lot represents a wonderful opportunity to build an estate home. Complete building plans are available for an Architectural Digest worthy residence designed by Dean Thomas with interiors by Nam Dang-Mitchell, House and Homes 2018 Designer of the Year, and proposed build by Rockwood Homes. Or, build to your own specifications and design. Either way, the future owner will save valuable time and money leveraging off the existing plans and permits in place. The existing home is offered "as is where is" and no value has been ascribed for the existing home in the listing price of the property. Elevated and set back from the 85-foot frontage of the lot, the building site is flat and spans the width of the lot, accommodating a wide variance of architectural design. Steeped in history and among the most coveted settings for a large lot in Mount Royal, this offering represents a unique and special opportunity to build your dream home. Ideally located minutes from downtown Calgary, and walking distance to nearby schools and shopping, The Glencoe Club, and all the amenities of 17 Avenue and 4th Street. Upper Mount Royal represents coveted inner city living at its finest. Please view the drone footage video to appreciate the features of this fantastic building/development opportunity in the heart of the city.

Inclusions:

None

Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123