

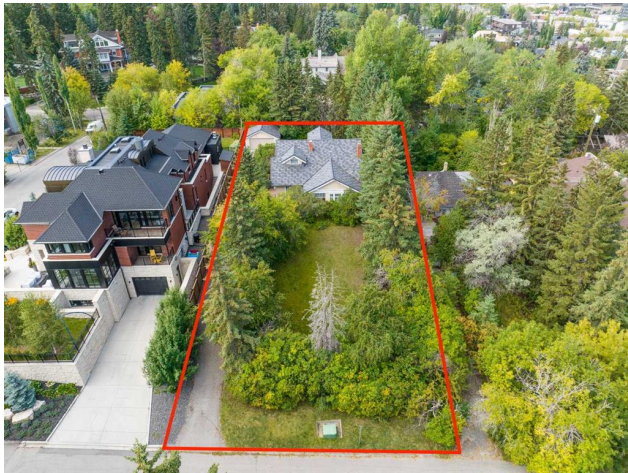


THE
A-TEAM

**RE/MAX
FIRST**

2005 9 Street, Calgary T2T 3C4

MLS®#: **A2183874** Area: **Upper Mount Royal** Listing Date: **12/17/24** List Price: **\$2,085,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1925**
Lot Information
 Lot Sz Ar: **13,142 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,150**
 Low Sqft:
 Ttl Sqft: **2,150**

DOM

35
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Many Trees,Rectangular Lot,Sloped Down,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Boiler,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	6`9" x 6`1"
Bedroom	Main	13`9" x 12`0"
Bedroom	Second	11`6" x 14`9"
Dining Room	Main	14`2" x 12`10"
Sunroom/Solarium	Main	11`10" x 7`8"

Room	Level	Dimensions
Bedroom - Primary	Second	11`8" x 19`1"
Bedroom	Main	11`6" x 15`9"
Eat in Kitchen	Main	15`8" x 9`10"
Living Room	Main	19`11" x 14`11"
3pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
DC1Z98

179R

Remarks

Pub Rmks: **Introducing a Rare Upper Mount Royal Building Lot! Discover the unparalleled potential of this spacious 74x173 ft lot, featuring a west-facing rear yard and a distinctive back-to-front slope, which captures stunning downtown views and creates the perfect canvas for luxurious outdoor living spaces where you can unwind and entertain. While the existing older home provides rental income opportunity during your design and permitting phases, it also offers notable salvage value with its new boiler system, hot water tank, and quality copper eavestroughing. Seize this incredible opportunity to build your dream home in one of Canada's most historic, prestigious, and sought-after neighborhoods!**

Inclusions:
Property Listed By: **N/A**
Sotheby's International Realty Canada

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



