



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1214 SALISBURY Avenue, Calgary T2J 4J9**

MLS® #: **A2191424**

Area: **Ramsay**

Listing Date: **01/31/25**

List Price: **\$1,590,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 18-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **7,836 sqft**  
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Double Garage Detached**

DOM

**37**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding, Concrete, Stucco**  
Flooring: **Carpet, See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Oven, Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9' 6" x 6' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11' 3" x 11' 9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9' 11" x 13' 5"</b>
<b>Living Room</b>	<b>Main</b>	<b>19' 5" x 14' 0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14' 0" x 21' 1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8' 8" x 12' 8"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9' 8" x 12' 8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21' 8" x 12' 8"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10' 4" x 8' 5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 6" x 11' 8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12' 3" x 12' 10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15' 3" x 13' 1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8' 9" x 4' 6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12' 0" x 11' 7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9' 1" x 13' 3"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7' 7" x 4' 5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**TBV**

Remarks

Pub Rmks: **50X158 ft VIEW LOT!! This prime piece of real estate offers an UNBEATABLE LOCATION with breathtaking UNOBSTRUCTED VIEWS OF THE DOWNTOWN SKYLINE, MOUNTAINS & STAMPEDE GROUNDS, and the opportunity to create the LUXURY HOME OF YOUR DREAMS! Positioned on the ridge on one of Ramsay's most exclusive streets, this lot offers PANORAMIC cityscape scenery by day and a dazzling skyline by night. Whether you're envisioning a MODERN ARCHITECTURAL MASTERPIECE or a CUSTOM ESTATE TAILORED TO YOUR LIFESTYLE. This is a RARE OPPORTUNITY TO BUILD ON ONE OF THE MOST SOUGHT-AFTER PARCELS IN THE CITY. Included in the sale are plans for a MODERN THREE-STORY SEMI-DETACHED LUXURY HOME (plans ready, DP not yet submitted), featuring EXPANSIVE GLASS WALLS, MULTIPLE OUTDOOR LIVING SPACES, an ATTACHED GARAGE, AND SPRAWLING UPSCALE LIVING. Or, work with your own architect and builder to bring your unique vision to life! Nestled in the heart of INNER-CITY CALGARY, Ramsay offers CHARMING LOCAL AMENITIES, QUICK DOWNTOWN ACCESS, WALKING DISTANCE TO INGLEWOOD, THE BOW RIVER PATHWAYS, AND VIBRANT ARTS AND DINING SCENES. This location is second to none, with the opportunity to bring your own architectural vision to life! Don't miss out on this RARE OPPORTUNITY to secure one of CALGARY'S BEST VIEW LOTS. Build your dream home and enjoy a LIFESTYLE DEFINED BY UNPARALLELED VIEWS, URBAN CONVENIENCE, AND ARCHITECTURAL EXCELLENCE today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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









