



THE
A-TEAM

**RE/MAX
FIRST**

1214 SALISBURY Avenue, Calgary T2J 4J9

MLS®#: **A2191424**

Area: **Ramsay**

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

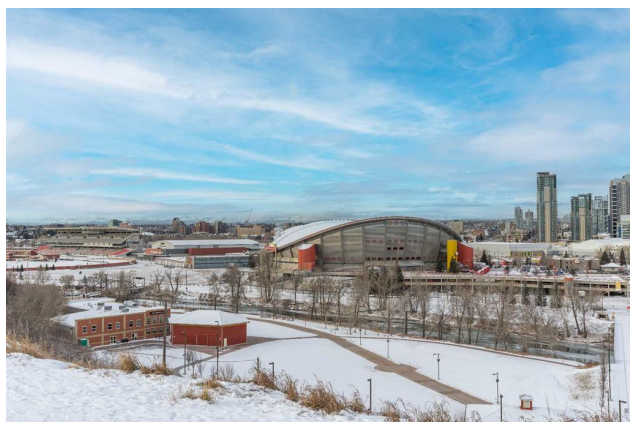
List Price: **\$1,640,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,418**
Low Sqft:
Ttl Sqft: **1,418**

Lot Information

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

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Access:

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

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
4pc Bathroom	Main	9`6" x 6`11"
Bedroom	Main	11`3" x 11`9"
Dining Room	Main	9`11" x 13`5"
Living Room	Main	19`5" x 14`0"
Family Room	Lower	14`0" x 21`1"
Bedroom	Basement	8`8" x 12`8"
Kitchen	Basement	9`8" x 12`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	10`4" x 8`5"
Bedroom	Main	9`6" x 11`8"
Kitchen	Main	12`3" x 12`10"
Bedroom - Primary	Main	15`3" x 13`1"
4pc Bathroom	Basement	8`9" x 4`6"
Bedroom	Basement	12`0" x 11`7"
Laundry	Basement	9`1" x 13`3"

Game Room

Basement

21`8" x 12`8"

Furnace/Utility Room
Legal/Tax/Financial

Basement

7`7" x 4`5"

Title:
Fee Simple
Legal Desc:

TBV

Zoning:
R-CG

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

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







