ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED

FOR SALE

1302 COUNCIL WAY SW

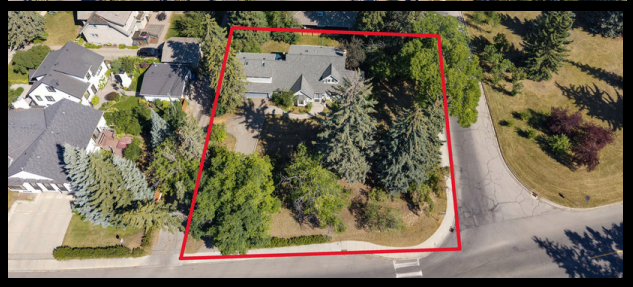
100' X 120' CORNER LOT (APPROX 13,823 SQ FT)



IDEAL PROPERTY FOR RENOVATION OR NEW BUILD







LOCATION - UPPER MOUNT ROYAL

Sale Price: $2,999,000

Possession: Negotiable

- Ideal for buyers looking for an Upper Mount Royal renovation project
- Potential to subdivide and build 2 new custom homes
- Huge corner lot over looking a park
- 4 Bedrooms & 2 Bathrooms
- Finish the full basement to increase living space
- Walking distance to the shoppes and restaurants of 17th Ave.
- Close to all amenities, private, public and catholic schools.

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT

403-874-0424

chris@zaharko.com



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MAIN FLOOR - 1,517.02 SQ FT



2ND FLOOR - 1,177.55 SQ FT



BASEMENT - 1,387.58 SQ FT



Realize your dreams and take advantage of this incredible opportunity in the affluent neighbourhood of Upper Mount Royal! The existing 1940's house would make a great renovation project for anyone looking to embrace the original charm of Mount Royal. Located on a 100' x 120' (13,823 sq ft) lot prime for renovation, construction of your dream home or for subdivision to accommodate 2 new homes. The current house is 2 storeys with 4 bedrooms and 2 bathrooms. 3,900 sq ft of potential living space with the current floor plan. The main floor offers a traditional floorplan. The kitchen with large breakfast nook opens to a formal dining room with access to a living room with wood burning fireplace. Set-up for entertaining with French doors opening to the main entry. There is a flex area off the foyer perfect for a home office. Also on this level are 2 bedrooms and a 4-pc bath. The upper level has a large rec room with vaulted ceilings and skylights, 4pc bathroom, 3rd bedroom and primary with walk-in closet. Largely unfinished and ready for your ideas, the basement includes an additional rec room and laundry area. The double attached garage and long front driveway provide for plenty of off-street parking. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Foothills Medical Campus, University of Calgary and Mount Royal University. Minutes to Downtown Core, Sunalta LRT & Stampede Park. Close to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Close to all amenities, private, public and catholic schools.

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