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MLS # A2213888

2220 Longridge Drive SW Calgary, Alberta



\$868,000

| Division: | North Glenmore Park | | | | |
|-----------|--|--------|-------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | Bungalow | | | | |
| Size: | 1,170 sq.ft. | Age: | 1961 (64 yrs old) | | |
| Beds: | 3 | Baths: | 1 full / 1 half | | |
| Garage: | Double Garage Detached | | | | |
| Lot Size: | 0.15 Acre | | | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot | | | | |
| | | | | | |

| Heating: | Standard, Natural Gas | Water: | - |
|-------------|--------------------------|------------|------|
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features | | |

Features: Built-in Features

Inclusions: N/A

Attention Investors, Builders, and Developers! An exceptional opportunity awaits in the prestigious North Glenmore Park community with this DP APPROVED property. This prime property, situated on a serene street with scenic green space views, offers an expansive 60' x 100' lot—perfect for crafting a one-of-a-kind estate. Located just moments from a breathtaking 208-acre park with trails overlooking the Elbow River, as well as top-tier restaurants, shopping destinations, a golf course, and countless amenities. Recent sales on this coveted street have exceeded \$2.9M, underscoring the area's desirability. With approved plans and a Development Permit (DP) already in place, this is a rare chance to bring your vision to life. Secure your showing today!