

187 Slopeview Drive SW  
Calgary, Alberta

MLS # A2281811



**\$4,000,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,850 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, Heated C		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

**EXCEPTIONAL DEVELOPMENT OPPORTUNITY | THE SLOPES OF SPRINGBANK HILL** Rare opportunity to acquire a prime 4-acre parcel in one of Calgary's most sought-after west end neighbourhoods. Featuring two existing driveways and two municipal addresses, this expansive site offers outstanding potential for subdivision and future development. Ideally positioned within The Slopes of Springbank Hill, the property boasts sweeping ROCKY MOUNTAIN VIEWS, full of lush mature trees, privacy and is surrounded by prestigious estate homes. Preliminary potential exists for up to eight 0.5-acre lots (subject to City of Calgary approval), making this an excellent opportunity for developers, builders, or long-term investors seeking a strategic land holding. This is perfectly suited for luxury estate homes or boutique custom development. The property is priced based on land value only; however, the existing home is large, updated, fully livable, and wheelchair accessible. Interior photos are available upon request. All development and land use changes are subject to approval by the City of Calgary. This is one of the last remaining large parcels in this highly coveted west-end. \*\*\*Private showings by appointment only. Please do not walk the property without an appointment.\*\*\*