



# 2222 12 Street Calgary Alberta

\$1,988,888

Presenting a rare and unique prime lot in prestigious Upper Mount Royal. This elevated .36 acre (15,725 sqft) rectangular lot (85ft X185ft) is located in the heart of the neighbourhood and affords a spectacular and very secluded setting. Ringed with large mature trees, and with sweeping northwest and downtown views from developed elevations of 25 feet and higher, this lot represents a wonderful opportunity to build an estate home. Complete building plans are available for an Architectural Digest worthy residence designed by Dean Thomas with interiors by Nam Dang-Mitchell, House and Homes 2018 Designer of the Year, and proposed build by Rockwood Homes. Or, build to your own specifications and design. Either way, the future owner will save valuable time and money leveraging off the existing plans and permits in place. The existing home is offered "as is where is" and no value has been ascribed for the existing home in the listing price of the property. Elevated and set back from the 85-foot frontage of the lot, the building site is flat and spans the width of the lot, accommodating a wide variance of architectural design. Steeped in history and among the most coveted settings for a large lot in Mount Royal, this offering represents a unique and special opportunity to build your dream home. Ideally located minutes from downtown Calgary, and walking distance to nearby schools and shopping, The Glencoe Club, and all the amenities of 17 Avenue and 4th Street. Upper Mount Royal represents coveted inner city living at its finest. Please view the drone footage video to appreciate the features of this fantastic building/development opportunity in the heart of the city. (id:6769)

Bedroom 24.25 Ft x 13.00 Ft

Kitchen 15.67 Ft x 12.33 Ft

Primary Bedroom 20.00 Ft x 13.67 Ft

Dining room 12.00 Ft x 11.83 Ft

Other 11.25 Ft x 11.17 Ft

Bedroom 13.50 Ft x 12.75 Ft

Foyer 7.67 Ft x 5.25 Ft

4pc Bathroom 7.50 Ft x 6.00 Ft

4pc Bathroom Measurements not available

Living room 20.67 Ft x 17.00 Ft

Laundry room 10.42 Ft x 7.00 Ft

Other 21.00 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://teamhripko.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca