



2427 Sovereign Crescent Calgary Alberta

\$1,199,000

An exceptional opportunity to secure a 66x125ft sunny south-facing lot in the highly sought-after community of Upper Scarboro -- one of Calgary's most liveable, and refined neighbourhoods. Located above the Bow River valley, this property presents a rare chance to craft a luxury estate residence in a setting that offers both serenity and city proximity. Surrounded by established executive homes and lush green space, this oversized lot offers outstanding potential for a custom build with room for expansive outdoor living, a double garage, or a beautifully landscaped yard. The orientation provides ideal sun exposure, making it perfect for those seeking an elevated lifestyle in one of Calgary's hidden-gem enclaves. The existing well-maintained bungalow features vaulted ceilings, generous windows, a fully developed walk-out lower level, and a double front-drive garage -- a solid structure, but the true value lies in the size and location of the lot. Exceptional Location: Minutes to downtown, LRT, top-tier schools, Edworthy Park, Shaganappi Golf Course, and river pathways. Prestige & Privacy: Upper Scarboro is known for its timeless appeal and limited turnover. A rare and refined offering for builders, investors, or discerning buyers ready to design their dream home in an established, highly desirable neighbourhood. (id:6769)

Family room 29.42 Ft x 12.92 Ft

Other 11.75 Ft x 7.92 Ft

Den 12.92 Ft x 11.92 Ft

Laundry room 17.92 Ft x 13.67 Ft

Furnace 13.25 Ft x 11.17 Ft

4pc Bathroom 8.17 Ft x 7.75 Ft

Living room 19.92 Ft x 13.92 Ft

Dining room 13.92 Ft x 10.33 Ft

Kitchen 14.08 Ft x 9.25 Ft

Primary Bedroom 21.92 Ft x 10.92 Ft

Bedroom 10.83 Ft x 9.83 Ft

Other 14.92 Ft x 13.92 Ft

2pc Bathroom 7.42 Ft x 6.92 Ft

3pc Bathroom 6.92 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:
4th Street Holdings Ltd.

<http://www.lesliepaulkiss.com/>

RE/MAX

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