



## 2220 Longridge Drive Calgary Alberta

\$948,000

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! (id:6769)

Other 4.00 Ft x 11.92 Ft

Living room 16.25 Ft x 13.50 Ft

Dining room 8.83 Ft x 9.83 Ft

Other 3.00 Ft x 5.75 Ft

Dining room 7.33 Ft x 10.17 Ft

Kitchen 9.17 Ft x 9.00 Ft

Bedroom 10.08 Ft x 9.33 Ft

4pc Bathroom 8.17 Ft x 7.00 Ft

Bedroom 10.08 Ft x 9.92 Ft

Primary Bedroom 11.75 Ft x 14.92 Ft

2pc Bathroom 6.92 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.amitpunn.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)