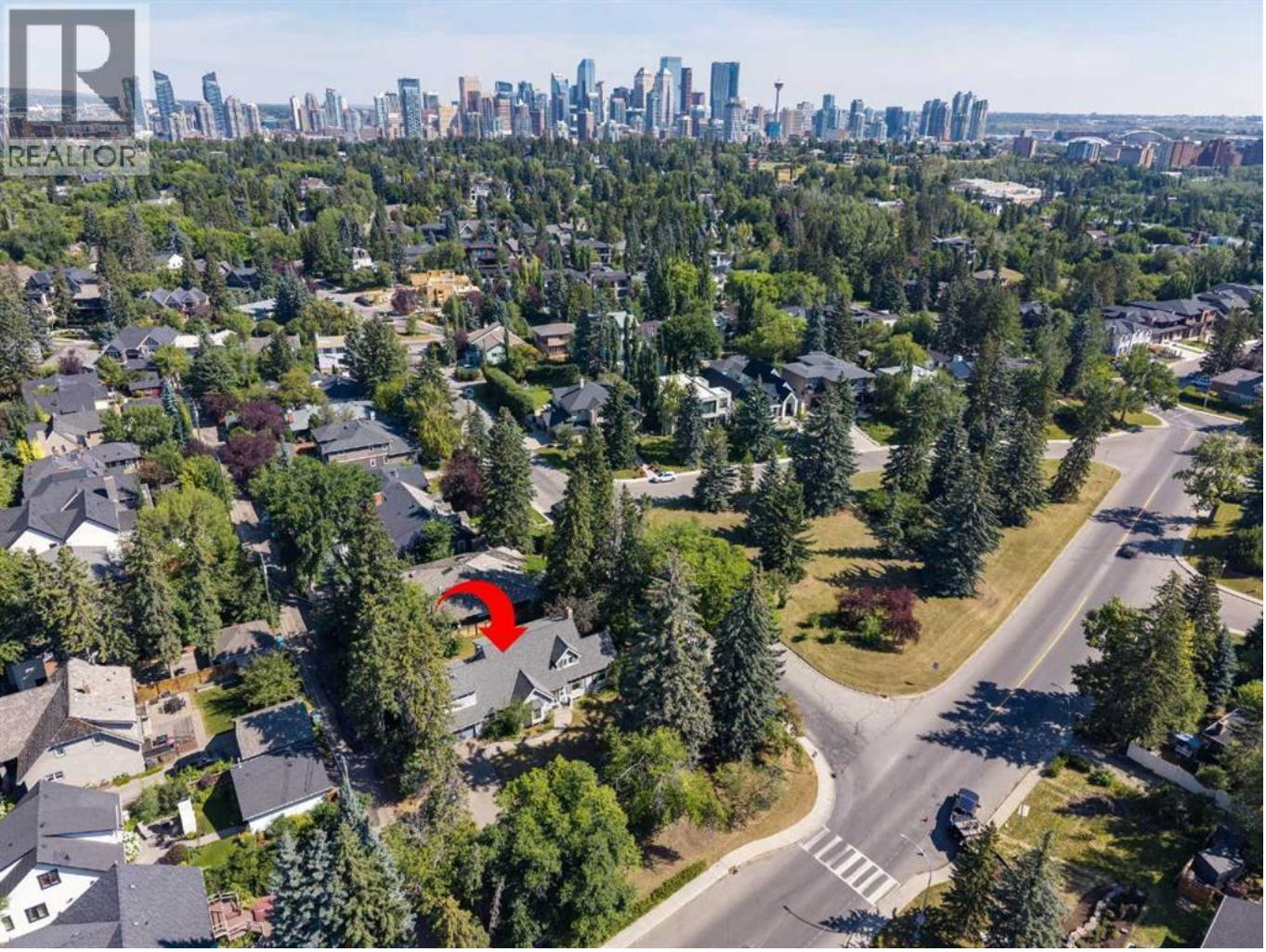


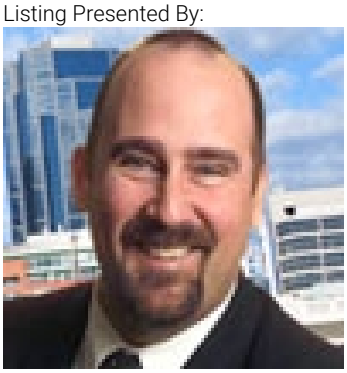
1302 Council Way Calgary Alberta

$2,999,000

Realize your dreams and take advantage of this incredible opportunity in the affluent neighbourhood of Upper Mount Royal! The existing 1940's house would make a great renovation project for anyone looking to embrace the original charm of Mount Royal. Located on a 100' x 120' (13,823 sq ft) lot prime for renovation, construction of your dream home or for subdivision to accommodate 2 new homes. The current house is 2 storeys with 4 bedrooms and 2 bathrooms. 3,900 sq ft of potential living space with the current floor plan. The main floor offers a traditional floorplan. The kitchen with large breakfast nook opens to a formal dining room with access to a living room with wood burning fireplace. Set-up for entertaining with French doors opening to the main entry. There is a flex area off the foyer perfect for a home office. Also on this level are 2 bedrooms and a 4-pc bath. The upper level has a large rec room with vaulted ceilings and skylights, 4pc bathroom, 3rd bedroom and primary with walk-in closet. Largely unfinished and ready for your ideas, the basement includes an additional rec room and laundry area. The double attached garage and long front driveway provide for plenty of off-street parking. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Foothills Medical Campus, University of Calgary and Mount Royal University. Minutes to Downtown Core, Sunalta LRT & Stampede Park. Close to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Close to all amenities, private, public and catholic schools. Some images in this listing have been virtually staged to showcase the home's potential. (id:6769)

4pc Bathroom .00 Ft x .00 Ft
Bedroom 11.33 Ft x 12.67 Ft
Primary Bedroom 23.42 Ft x 13.25 Ft
Recreational, Games room 16.00 Ft x 30.50 Ft
Recreational, Games room 13.33 Ft x 21.33 Ft
Storage 27.33 Ft x 32.75 Ft
Storage 4.42 Ft x 8.83 Ft
Storage 13.00 Ft x 11.75 Ft
Bedroom 10.33 Ft x 12.17 Ft
Bedroom 11.08 Ft x 12.17 Ft
Breakfast 8.00 Ft x 12.83 Ft
Dining room 12.08 Ft x 14.92 Ft
Foyer 7.42 Ft x 7.08 Ft
Exercise room 12.00 Ft x 12.17 Ft
Kitchen 12.58 Ft x 10.08 Ft
Living room 14.17 Ft x 22.00 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

http://www.zaharko.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Storage 6.58 Ft x 11.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Storage 3.75 Ft x 2.75 Ft