



## 2005 9 Street Calgary Alberta

\$2,085,000

Introducing a Rare Upper Mount Royal Building Lot! Discover the unparalleled potential of this spacious 74x173 ft lot, featuring a west-facing rear yard and a distinctive back-to-front slope, which captures stunning downtown views and creates the perfect canvas for luxurious outdoor living spaces where you can unwind and entertain. While the existing older home provides rental income opportunity during your design and permitting phases, it also offers notable salvage value with its new boiler system, hot water tank, and quality copper eavestroughing. Seize this incredible opportunity to build your dream home in one of Canada's most historic, prestigious, and sought-after neighborhoods! (id:6769)

4pc Bathroom 6.75 Ft x 6.08 Ft

Primary Bedroom 11.67 Ft x 19.08 Ft

Bedroom 11.50 Ft x 14.75 Ft

Bedroom 13.75 Ft x 12.00 Ft

Bedroom 11.50 Ft x 15.75 Ft

Eat in kitchen 15.67 Ft x 9.83 Ft

Dining room 14.17 Ft x 12.83 Ft

Living room 19.92 Ft x 14.92 Ft

Sunroom 11.83 Ft x 7.67 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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Sotheby's International Realty  
Canada

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

**RE/MAX Realty Professionals**

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

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