



GRASSROOTS
REALTY GROUP

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2222 12 Street SW
Calgary, Alberta

MLS # A2297092



\$2,275,000

Division: Upper Mount Royal

Lot Size: 0.36 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC (pre 1P2007)

Water: -

Sewer: -

Utilities: -

ATTENTION Luxury Home Builders and Discerning Buyers: A Rare opportunity awaits in the prestigious Upper Mount Royal community. This magnificent, elevated lot showcases the potential for stunning downtown city views—especially with the design of a 2 $\frac{1}{2}$ - to 3-storey custom home. Spanning over 15,715 sq. ft., with an impressive 85-foot frontage and 185-foot depth, this rectangular parcel offers ample space to create a truly exceptional residence. The lot has already been levelled, and the retaining wall is in the process of being reinforced with underground screw anchors—providing added value and a strong foundation for future development. Enjoy ideal sun exposure with a west-facing front and east-facing rear, perfect for capturing natural light throughout the day. Nestled in a quiet, established neighborhood, this property offers the perfect balance of tranquility and convenience—just minutes from downtown Calgary and within walking distance to top schools, boutique shopping, The Glencoe Club, and the vibrant amenities of 17th Avenue and 4th Street. Upper Mount Royal represents some of Calgary’s most coveted inner-city living. Take a moment to view the drone footage and fully appreciate this incredible building opportunity. Don’t miss your chance to secure this spectacular hillside lot with exceptional potential and city views.