



**1301 Cabot Street SW  
Calgary, Alberta**

**MLS # A2299329**



**\$1,999,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,262 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, I		

<b>Heating:</b>	High Efficiency, Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel, Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, French Door, Granite Counters, High Ceilings, See Remarks, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Metal Safe in Basement

Exceptional opportunity and incredible location facing north in to South Mount Royal. Park-side corner lot for luxury development In Upper Mount Royal's most desirable corridor, Amazing views of the park and a glorious place to be in all Seasons but particularly the Fall. A clear view up the park of the General James Wolfe sculpture. The existing 3,261 sq ft two-story home overlooks the park from a front patio and terrace. Water damage positions the sale as lot value, ideal for developers or high-net-worth buyers seeking to design a dream home in a premiere single-family setting. A double detached garage and a sun-drenched south-facing backyard enhance build versatility. Walkable to Marda Loop amenities and minutes from 14th Street SW. Interior photos provided to illustrate site context and scale. Selling the house 'as is'. Major updates and renovations to the house over the years by prominent architects. Easy access everywhere and a cherished area to live! Upper Mount Royal Park-Facing Corner Lot | Lot Value Opportunity for Luxury Redevelopment