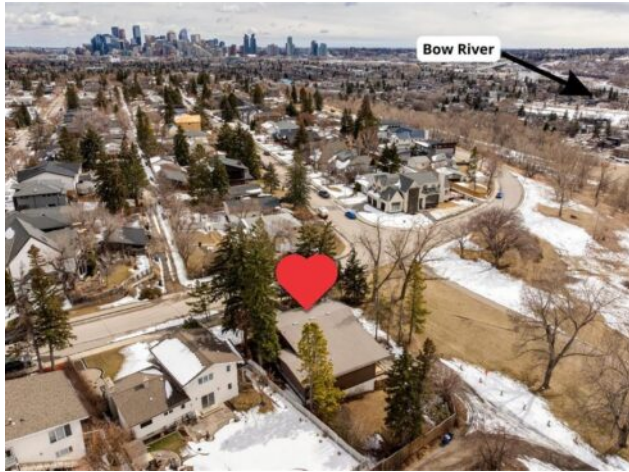




**2925 Toronto Crescent NW
Calgary, Alberta**

MLS # A2300626



\$1,489,900

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,829 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: As is, where is on possession

The ONLY home on prestigious Toronto Crescent NW with direct frontage onto greenspace with vista VIEWS, 2925 Toronto Crescent NW represents an exceptional redevelopment opportunity in St. Andrews Heights. With 63 feet of frontage along the street and an impressive 115 feet along the park-facing side, this oversized lot offers outstanding potential for a custom luxury build in one of Calgary's most prestigious inner-city locations. Back alley access further enhances the site, with redevelopment subject to City of Calgary approval. The setting is truly rare - an abundance of mature trees offering privacy despite immediate proximity to the trails, open park views, and a lot orientation that is exceptionally difficult to find on this street. For builders, developers, or buyers planning to work with a builder, this is a high-calibre opportunity to secure a premium parcel with the scale, frontage, and location to support a significant new build. The existing mid-century home features vaulted cedar ceilings, extensive wood detailing, large windows, a park-facing living room, and an attached garage, though the primary value here lies in the land and long-term potential. Ideally located just one crosswalk from Foothills Medical Centre and close to the University of Calgary, this address is particularly well-suited for medical and academic professionals seeking to build in a prestigious, established neighbourhood. Also offering quick access to the Bow River pathway system, nearby walking and biking trails, 16th Avenue NW, Crowchild Trail, downtown, and the mountains, this is a rare opportunity to secure a premier lot in one of Calgary's most desirable inner-city locations.