



**GRASSROOTS**  
REALTY GROUP

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2710 88 Street SE  
Calgary, Alberta

MLS # A2212454



**\$1,600,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,198 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	3.53 Acres		
Lot Feat:	City Lot, Few Trees, Fruit Trees/Shrub(s), Subdivided		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters		

**Inclusions:** Garage Heater, Water System sold as is(lot hooked up)

Looking for an incredible opportunity within Calgary city limits? This rare 3.5-acre parcel is a hidden gem with huge future potential, just steps from the rapidly growing community of Belvedere. Whether you're looking to develop or simply enjoy the space, this property offers the best of both worlds. The charming bungalow-style home welcomes you with a bright, functional layout and two spacious living rooms on the main floor—perfect for entertaining or family living. The renovated kitchen will impress any home chef, featuring stainless steel appliances, a gas stove, modern cabinetry, and easy-to-clean tile flooring. Downstairs, you'll find three bedrooms, including one that's large enough to serve as a primary retreat, plus two additional well-sized rooms, a full bathroom, and a generous family room—ideal for relaxing or hosting guests. The oversized double garage is a standout feature with room for two vehicles and a workshop. The home currently runs on well water, but city water is available and just needs to be tied in, adding even more value and flexibility to this already impressive property. This property is more than just a home—it's a canvas for your future vision.