

2758 85 Street SW
Calgary, Alberta

MLS # A2235378



\$2,750,000



Division:	Springbank Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,960 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.14 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Private		
Heating:	Forced Air, Natural Gas		Water: Well
Floors:	Carpet, Hardwood		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Brick, Wood Frame		Zoning: DC (pre 1P2007)
Foundation:	Poured Concrete		Utilities: -
Features:	No Animal Home, No Smoking Home		
Inclusions:	N/A		

Attention developers and investors! 3.14 developable acres, presents a prime opportunity for development, conveniently located close to the new ring road, Aspen Shopping Centre, private, and public schools. Whether you're considering building luxurious dream homes from the ground up or revitalizing the existing residence, this property offers endless possibilities. With abundant land at your disposal, you have the flexibility to realize your vision for an ideal living space or embark on a lucrative development project. Contact us today to explore the myriad possibilities that await you on this versatile parcel of land.