

**1225 Riverdale Avenue SW  
 Calgary, Alberta**
**MLS # A2272388**

**\$1,950,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,884 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s)		
<b>Inclusions:</b>	N/A		

One of the last remaining building opportunities on the coveted cul-de-sac block of Riverdale Avenue before Sandy Beach, this 63' x 125' south-backing lot offers an exceptional canvas for your future dream home. Surrounded by executive level residences, the property offers privacy and unmatched access to Calgary's parks and pathways. Located just half a block from Sandy Beach and the Elbow River Pathway System, you'll find yourself in the heart of Elbow Park, one of Calgary's most desirable inner-city communities. Families will appreciate being only 600m from top-rated Elbow Park Elementary School and just 2km from the Glencoe Club—an easy, scenic stroll through beautifully tree-lined streets. Walkability and lifestyle are outstanding, with quick access to the boutiques, cafés, and restaurants along 4th Street and 17th Avenue, while remaining within walking distance of schools at all levels: this address sits within the highly sought-after Elbow Park Elementary, Rideau Park, and Western Canada High School catchment area. The existing home is a ~1884 sq. ft. bungalow featuring a 2+2 bedroom layout, a bright open kitchen, vaulted family room with rear yard access, and a primary bedroom with 3-piece ensuite. While the property is being marketed for its land value and redevelopment potential, the home includes a newer furnace and hot water tank and with a little TLC it could serve as a rental during the planning and design phase. This is a rare opportunity to secure a premier lot in one of Calgary's most prestigious neighbourhoods, just steps from the river, pathways, parks, schools, and some of the city's finest amenities. Contact us for more information on this rare opportunity!