

\$925,000 - 2601 Carleton Street Sw, Calgary

MLS® #A2124807

\$925,000

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

Upper Mount Royal, Calgary, Alberta

Located in the heart of Old Mount Royal, this is a unique opportunity to develop a new home that would enjoy some very special features. A collection of mature trees creates a park-like and private setting. The alley behind has never been opened so vehicle access is from the front Street. The unopened alley is also heavily treed adding an additional layer of beauty and privacy. The rear yard has west orientation with wonderful sun-dappled light quality. Dimensions are: 60â€™™ across the front, 25â€™™ across the rear, and average side depth of 106â€™™. Perfect for infill/townhome development. The original house has been removed so you will save demolition costs. The garage straddling the property line can be demolished by a buyer after completion of a sale. This is a great location with easy access to endless inner-city amenities, schools, The Glencoe Club and the downtown core.



Essential Information

MLS® #	A2124807
Price	\$925,000
Sold Price	\$925,000
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	2601 Carleton Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3K8

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 24th, 2024
Days on Market	32
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.