



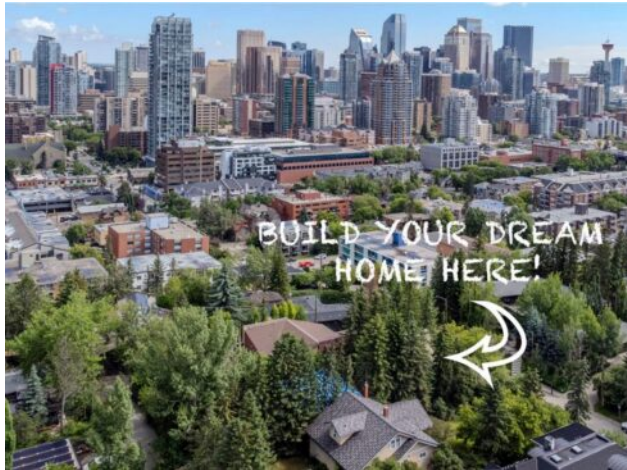
GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2003 9 Street SW
Calgary, Alberta

MLS # A2325656



\$1,500,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped, Many Trees, Rectangular Lot, Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

EXCELLENT REDEVELOPMENT OPPORTUNITY IN PRESTIGIOUS UPPER MOUNT ROYAL! This rare building opportunity presents an oversized, private ~50 x 175 ft (8,715 square foot) lot on a quiet, tree-lined street in one of Calgary's most desirable inner-city communities. Located on 9th Street SW, the property offers a tranquil setting while remaining within walking distance of the vibrant shops, restaurants, and amenities along 17th Avenue SW, as well as convenient access to downtown Calgary. The existing structure, once a cherished family home, has reached the end of its serviceable life. Due to significant issues—including furnace problems, plumbing leaks, and roof leaks currently mitigated by a tarp—the property is not suitable for habitation, access, or traditional viewings. This site is ideally positioned for a complete teardown and new custom build, allowing buyers to create their dream residence in an exceptional location. The asking price is based on land value alone. The property, including the structure and all chattels, is offered strictly on an "as is, where is" basis. Prospective buyers are encouraged to conduct their own due diligence regarding zoning, permits, demolition requirements, and redevelopment potential. Upper Mount Royal is renowned for its spacious lots, mature trees, and prestigious character. Residents enjoy proximity to well-regarded schools such as Earl Grey School and Western Canada High School, multiple parks including South Mount Royal Park, Cartier Park, and Levis Park, as well as the scenic Elbow River pathway system. Additional amenities include the Glencoe Club, boutique shopping on nearby 4th Street SW, and abundant green spaces that enhance the neighbourhood's walkable, family-oriented lifestyle. This is a compelling opportunity for builders, developers, or discerning buyers

seeking to establish a new legacy property in one of Calgary's most exclusive neighbourhoods. For additional details or to arrange a site assessment, please contact the listing team.