

# \$1,600,000 - 2710 88 Street Se, Calgary

MLS® #A2212454

**\$1,600,000**

4 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 3.53 Acres

NONE, Calgary, Alberta

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.

Built in 1966

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2212454                         |
| Price          | \$1,600,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,198                            |
| Acres          | 3.53                             |
| Year Built     | 1966                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2710 88 Street Se |
| Subdivision | NONE              |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1X 0L5           |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | French Door, Granite Counters                            |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | City Lot, Few Trees, Fruit Trees/Shrub(s), Subdivided |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 81               |
| Zoning         | DC               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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