

\$1,899,000 - 1332 Frontenac Avenue Sw, Calgary

MLS® #A2255585

\$1,899,000

3 Bedroom, 3.00 Bathroom, 2,791 sqft

Residential on 0.15 Acres

Upper Mount Royal, Calgary, Alberta

An extraordinary opportunity in the heart of prestigious Upper Mount Royal. Positioned on one of the community's most beautiful tree-lined streets, this 50 x 144 foot property offers a rare chance to create a one-of-a-kind residence in Calgary's most desirable inner-city neighbourhood. Elevated and private, the lot captures sweeping downtown views from the second story and sits among some of the city's finest homes.

Opportunities like this are becoming fewer and fewer. Home is sold as-is and was rented out until spring 2025, this home is still very livable, it could be renovated or rented while the build plans are continued, nothing is torn out, please have your realtor refer to agent remarks about interior pictures. Save valuable time going through the design process with completed drawings for a stunningly beautiful and architecturally impressive home designed by the Dean Thomas Design Group. Initial city approval in the review and posting phase has already been completed so much of the groundwork has been done, allowing you to move forward quickly with confidence. Upper Mount Royal is synonymous with sophistication and heritage. Residents enjoy quiet, winding streets, lush mature trees, and close proximity to downtown Calgary, fantastic schools, and the boutiques and dining of Marda Loop as well as 17th Avenue. This is your chance to build something special in Calgary's most coveted inner-city community. Note: this home is one of the few



that does not have a restrictive covenant(RC) registered on title. Full architectural drawings included with the sale. Home is sold as-is, this home could be renovated and is fully liveable if someone wanted to rent it out or renovate but its still very livable, nothing is torn out, please have your realtor refer to agent remarks about interior pictures. NOTE: The listing price is reflective of land value with existing house and a bonus of full architectural drawings included with sale price. Renderings of potential new home included in this listing photo carousel.

Built in 1927

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2255585 |
| Price | \$1,899,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,791 |
| Acres | 0.15 |
| Year Built | 1927 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 1332 Frontenac Avenue Sw |
| Subdivision | Upper Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1B8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

of Garages 2

Interior

Interior Features Skylight(s)
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Landscaped, Low Maintenance Landscape, Treed, Fruit Trees/Shrub(s)
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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