

2220 Longridge Drive SW  
Calgary, Alberta

MLS # A2213888



\$868,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Standard, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Attention Investors, Builders, and Developers! An exceptional opportunity awaits in the prestigious North Glenmore Park community with this DP APPROVED property. This prime property, situated on a serene street with scenic green space views, offers an expansive 60' x 100' lot—perfect for crafting a one-of-a-kind estate. Located just moments from a breathtaking 208-acre park with trails overlooking the Elbow River, as well as top-tier restaurants, shopping destinations, a golf course, and countless amenities. Recent sales on this coveted street have exceeded \$2.9M, underscoring the area's desirability. With approved plans and a Development Permit (DP) already in place, this is a rare chance to bring your vision to life. Secure your showing today!