

# \$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. Opportunities like this don't come along often. Seller's ready to negotiate!!!!

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	5
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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