

# \$1,450,000 - 2710 88 Street Se, Calgary

MLS® #A2247834

**\$1,450,000**

4 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 3.53 Acres

NONE, Calgary, Alberta

**SELLER'S MOTIVATED!** Discover a rare chance to own 3.5 acres of prime land in a highly sought-after location—just steps from the rapidly expanding community of Belvedere within city limits! With massive future potential, this property is ideal for developers, investors, or anyone looking to create their dream estate while enjoying the convenience of city living. The property currently features a bungalow-style home, that was **RENOVATED IN 2010**, with a bright, functional layout, two spacious main-floor living areas, and a renovated kitchen equipped with stainless steel appliances, a **GAS STOVE**, **NEW GRANITE**, **NEW CABINETS (2010)**, **NEW FURNACE AND WINDOWS**. The lower level offers three bedrooms, a full bathroom, and a large family room, providing ample space for family or guests.

An oversized double garage with work space adds practical value, while the property's™ well water system can easily be switched to city water, which is already available at the lot line.

Whether you choose to update the existing home, build new, or explore development possibilities, this property offers unmatched potential in an unbeatable location.

Built in 1966

## Essential Information

MLS® #

A2247834



Price	\$1,450,000
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	Granite Counters, French Door
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, 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	August 12th, 2025
Days on Market	48
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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