

# \$1,399,000 - 2710 88 Street Se, Calgary

MLS® #A2247834

**\$1,399,000**

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          | \$1,399,000                      |
| 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, Microwave Hood Fan, Refrigerator, Washer, Gas Stove |
| 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 | 63                |
| Zoning         | DC                |

**Listing Details**

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

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