

# \$899,000 - 2220 Longridge Drive Sw, Calgary

MLS® #A2204096

## \$899,000

3 Bedroom, 2.00 Bathroom, 1,170 sqft  
Residential on 0.15 Acres

North Glenmore Park, Calgary, Alberta

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!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2204096  |
| Price          | \$899,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,170     |
| Acres          | 0.15      |
| Year Built     | 1961      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2220 Longridge Drive Sw |
| Subdivision | North Glenmore Park     |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 5N6                 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 6                                |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | Built-in Features |
| Appliances        | None              |
| Heating           | Standard          |
| Cooling           | None              |
| Has Basement      | Yes               |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco               |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 28               |
| Zoning         | R-CG             |

### Listing Details

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