

**2601 Carleton Street SW
Calgary, Alberta**

MLS # A2280194



\$1,250,000

Division: Upper Mount Royal

Lot Size: 0.10 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

****PLANS INCLUDED FOR 3294 SQ FOOT HOME***** Located in the heart of Old Mount Royal, this is a rare opportunity to create a new home in an exceptional inner-city setting. Mature trees surround the property, offering a park-like atmosphere and an impressive sense of privacy. The west-facing rear yard enjoys lovely, sun-dappled light throughout the day. The lot measures approximately 60 feet across the front, 25 feet at the rear, with an average depth of 106 feet, making it well suited for infill or townhome development. The original home has already been removed, providing immediate savings on demolition costs. This outstanding location offers quick access to premier inner-city amenities, excellent schools, The Glencoe Club, and the downtown core—an ideal setting for a thoughtfully designed new build.