

# \$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 60â€™ x 100â€™ 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 areaâ€™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	13
Zoning	R-CG

### **Listing Details**

Listing Office

Real Broker

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.