

\$1,899,000 - 1332 Frontenac Avenue Sw, Calgary

MLS® #A2255585

\$1,899,000

3 Bedroom, 3.00 Bathroom, 2,791 sqft

Residential on 0.15 Acres

Upper Mount Royal, Calgary, Alberta

An extraordinary opportunity in the heart of prestigious Upper Mount Royal. Positioned on one of the community's most beautiful tree-lined streets, this 50 x 144 foot property offers a rare chance to create a one-of-a-kind residence in Calgary's most desirable inner-city neighbourhood. Elevated and private, the lot captures sweeping downtown views from the second story and sits among some of the city's finest homes.

Opportunities like this are becoming fewer and fewer. Home is sold as-is and was rented out until spring 2025, this home is still very livable, it could be renovated or rented while the build plans are continued, nothing is torn out, please have your realtor refer to agent remarks about interior pictures. Upper Mount Royal is synonymous with sophistication and heritage. Residents enjoy quiet, winding streets, lush mature trees, and close proximity to downtown Calgary, fantastic schools, and the boutiques and dining of Marda Loop as well as 17th Avenue. This is your chance to build something special in Calgary's most coveted inner-city community. Note: this home is one of the few that does not have a restrictive covenant(RC) registered on title. Home is sold as-is, this home could be renovated and is fully liveable if someone wanted to rent it out or renovate but its still very livable, nothing is torn out, please have your realtor refer to agent remarks about interior pictures. NOTE: The listing price is reflective of land value with existing house



Built in 1927

Essential Information

MLS® #	A2255585
Price	\$1,899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,791
Acres	0.15
Year Built	1927
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1332 Frontenac Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Treed, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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