1302 Council Way SW

Calgary | Active | MLS® A2338020

$2,999,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1940**	**2,694.57 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

Realize your dreams and take advantage of this incredible opportunity in the affluent neighbourhood of Upper Mount Royal! The existing 1940’s house would make a great renovation project for anyone looking to embrace the original charm of Mount Royal. Located on a 100' x 120' (13,823 sq ft) lot prime for renovation, construction of your dream home or for subdivision to accommodate 2 new homes. The current house is 2 storeys with 4 bedrooms and 2 bathrooms. 3,900 sq ft of potential living space with the current floor plan. The main floor offers a traditional floorplan. The kitchen with large breakfast nook opens to a formal dining room with access to a living room with wood burning fireplace. Set-up for entertaining with French doors opening to the main entry. There is a flex area off the foyer perfect for a home office. Also on this level are 2 bedrooms and a 4-pc bath. The upper level has a large rec room with vaulted ceilings and skylights, 4pc bathroom, 3rd bedroom and primary with walk-in closet. Largely unfinished and ready for your ideas, the basement includes an additional rec room and laundry area. The double attached garage and long front driveway provide for plenty of off-street parking. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Foothills Medical Campus, University of Calgary and Mount Royal University. Minutes to Downtown Core, Sunalta LRT & Stampede Park. Close to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Close to all amenities, private, public and catholic schools. Some images in this listing have been virtually staged to showcase the home's potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338020
Bedrooms	4
Bathrooms	2
Year Built	1940
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,694.57 sq. ft.
Main Level Finished Area:	1,517.02 sq. ft.
Upper Level Finished Area:	1,177.55 sq. ft.
Below Grade Finished Area:	1,387.58 sq. ft.
Acreage:	No
Lot Area:	13,820 sq. ft.
Lot Frontage:	100'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	1940 (Age: 86)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7080AJ
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Block
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Mantle, Tile, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, On Street
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Upper Mount Royal
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Washer/Dryer
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 12'2" × 10'4" ·
Main Floor	Bedroom · 12'2" × 11'1" ·
Main Floor	Breakfast Nook · 12'10" × 8' ·
Main Floor	Dining Room · 14'11" × 12'1" ·
Main Floor	Foyer · 7'5" × 7'1" ·
Main Floor	Exercise Room · 12'2" × 12' ·
Main Floor	Kitchen · 12'7" × 10'1" ·
Main Floor	Living Room · 22' × 14'2" ·
Main Floor	Storage · 3'9" × 2'9" ·
2nd Floor	Bedroom · 12'8" × 11'4" ·
2nd Floor	Bedroom - Primary · 23'5" × 13'3" ·

2nd Floor	Game Room · 30'6" × 16' ·
Basement	Game Room · 21'4" × 13'4" ·
Basement	Storage · 32'9" × 27'4" ·
Basement	Storage · 8'10" × 4'5" ·
Basement	Storage · 13' × 11'9" ·
Basement	Storage · 11'9" × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	French Door, Granite Counters, Sauna, Skylight(s), Storage, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees, Sloped, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1302-council-way-sw-calgary-a2338020/

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