9012 Bay Ridge Drive SW

Calgary | Active | MLS® A2357209

$1,299,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1968**	**1,895 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Landan Real Estate

A closer look

RARE OPPORTUNITY IN BAYVIEW! Welcome to 9012 Bay Ridge Drive SW, situated on an IMPRESSIVE 70ft x 150 ft LOT in one of Calgary's most EXCLUSIVE and sought-after neighbourhoods! Surrounded by mature trees, beautiful estate homes, and picturesque streets, this property offers an exceptional opportunity to renovate, reimagine, or build the custom dream home you have always envisioned. With an expansive lot offering incredible space and potential, this is a rare chance to establish yourself in a prestigious community where location and lifestyle are second to none! The existing home offers a spacious and functional layout with 5 bedrooms, 3 bathrooms, and a double attached garage. The main level features a large living room, formal dining room, and a bright kitchen with white cabinetry, granite countertops, stainless steel appliances, and an eating area with direct access to the backyard and deck. A comfortable family room with a wood-burning fireplace, an additional bedroom or office, and a 2-piece bathroom complete the main floor. Upstairs are three generously sized bedrooms, including the primary suite with a private 3-piece ensuite, along with a separate 4-piece bathroom. The developed basement provides additional living space with a recreation room, bedroom, office or flex space, and a large laundry room. Outside, the MASSIVE BACKYARD is surrounded by beautiful mature trees and offers endless possibilities for creating your ideal outdoor retreat, whether that includes expansive gardens, entertaining spaces, or a completely redesigned landscape. Beyond the property itself, Bayview offers an EXCEPTIONAL LIFESTYLE that makes it one of Calgary's most desirable places to call home. This peaceful, family-friendly community is known for its quiet, tree-lined streets, impressive estate properties, and beautiful landscaping, creating an established setting for your future dream home. Enjoy outstanding proximity to the Glenmore Reservoir, Glenmore Sailing Club, South Glenmore Park and playground, tennis courts, and kilometres of scenic walking and cycling pathways. Excellent schools are nearby, while Glenmore Landing offers convenient access to shopping, restaurants, and everyday essentials. Rockyview General Hospital is also just a short drive away. Commuting is convenient with quick access to 14th Street, Crowchild Trail, and the West Ring Road, connecting you to destinations throughout Calgary. Whether you choose to update the existing home or explore the possibilities of building a luxurious custom estate, this remarkable property offers the space, setting, and prestigious address to bring your vision to life. OPPORTUNITIES TO SECURE A LOT OF THIS SIZE IN BAYVIEW ARE RARE - DON'T MISS YOUR CHANCE TO CREATE SOMETHING TRULY SPECIAL IN ONE OF CALGARY'S PREMIER COMMUNITIES!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357209
Bedrooms	5
Bathrooms	3
Year Built	1968
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:	1,895 sq. ft.
Main Level Finished Area:	1,260 sq. ft.
Upper Level Finished Area:	635 sq. ft.
Below Grade Finished Area:	1,010 sq. ft.
Acreage:	No
Lot Area:	10,505 sq. ft.
Lot Frontage:	70'2½"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1968 (Age: 58)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	4890JK
Heating:	Forced Air
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Bayview (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 24'7" × 14'5" ·
Main Floor	Dining Room · 12' × 9' ·
Main Floor	Kitchen With Eating Area · 15'8" × 12' ·
Main Floor	Family Room · 20'1" × 12' ·

Main Floor	Bedroom · 12'7" × 11'7" ·
2nd Floor	Bedroom · 10'3" × 10' ·
2nd Floor	Bedroom · 10'3" × 9'8" ·
2nd Floor	Bedroom - Primary · 12'6" × 12'2" ·
Basement	Living Room · 23'9" × 13'9" ·
Basement	Bedroom · 11'6" × 11'4" ·
Basement	Laundry · 15'6" × 13'9" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9012-bay-ridge-drive-sw-calgary-a2357209/

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