

# \$975,000 - 710 Salisbury Avenue Se, Calgary

MLS® #A2238735

**\$975,000**

5 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.16 Acres

Ramsay, Calgary, Alberta

Perched just off iconic Scotsman™s Hill, this 50' — 137 ft inner-city lot already carries an approved subdivision for two equal parcels and serves up jaw-dropping southwest vistas of downtown and the Rockies. Take a stroll past and you™ll see for yourself. The existing 1,103 sq ft bungalow (3 bed, 1 bath) plus its illegal 2-bed basement suite are well kept and basement is currently rented on fixed term leased until Mar 2026, for \$1,300 per month (upper potential rent approx. \$2,500/mth totalling \$3,800/mth) perfect holding income while you sketch out your dream build. From here you™re steps to Stampede Park, the new convention centre, East Village, Inglewood, and the confluence of the Bow and Elbow rivers, and the new event-centre/arena and upcoming Green Line LRT stop. Whether you envision crafting one prime residence, two signature single-family homes or simply banking the revenue and the view for the future, this is a rare slice of Calgary™s skyline to claim as your own.

Built in 1959

## Essential Information

MLS® #	A2238735
Price	\$975,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,103
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	710 Salisbury Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G4J8

### Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 14th, 2025
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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