REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

240 Eagle Ridge Drive SW Calgary, Alberta

MLS # A2354670

$3,590,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,344 sq.ft.	**Age:**	1965 (61 yrs old)
Beds:	4	**Baths:**	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.57 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Parquet, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Brick, Stone, Wood Frame, Wood Siding	**Zoning:**	R-C1L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

A remarkable lot, a cherished home and an exceptional opportunity in Eagle Ridge. Set on almost 25,000 sq.ft. of fully landscaped grounds, this expansive bungalow offers the space, privacy and possibilities that make this intimate, established community so special. Lovingly held by the same owner for over 50 years, the property presents an exciting opportunity to rejuvenate the existing home, reimagine its distinctive floorplan or explore building a new custom residence on an extraordinary lot. The massive, private backyard is a defining feature. Mature trees, expansive lawns and generous patios create a beautiful setting for entertaining, gardening, family gatherings or simply relaxing in your own peaceful retreat. With over half an acre, the property offers exceptional outdoor space and the beauty of landscaping established over decades. Underground irrigation serves the front and rear grounds, while a circular driveway creates a welcoming arrival. Offering over 3,300 sq. ft. on the main level, the bungalow features a unique, sprawling layout with generously proportioned rooms and distinct spaces for gathering and retreat. Spacious living and dining rooms provide an inviting setting for entertaining, while the family room, with its vaulted ceiling and fireplace, offers a comfortable place to unwind. The kitchen connects to the family room, creating opportunities to imagine how these spaces could evolve with your personal style. A dedicated office, main-floor laundry and a generous primary retreat with a walk-in closet, six-piece ensuite and patio access add to the appeal. The partially developed lower level provides additional flexibility, complemented by an attached double garage. Eagle Ridge is one of Calgary’s most distinctive residential enclaves, prized for its quiet streets, mature trees, substantial properties and remarkable setting near the

Glenmore Reservoir and Heritage Park. Nearby pathways and parkland invite walking, cycling and time outdoors, while convenient connections to major routes keep the wider city within easy reach. This special pocket of southwest Calgary offers an established neighbourhood atmosphere that is increasingly difficult to replicate. Whether you envision thoughtfully updating a much-loved bungalow or creating a new home tailored to your lifestyle, this property offers an exceptional starting point. Space, privacy, mature landscaping and a sought-after community come together in an offering filled with possibility.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Real Estate Professionals Inc.. Information is believed to be reliable but not guaranteed.