

# Listing Client Full No Remarks

[1302 Frontenac Avenue SW Calgary, AB T2B1B6](#)

**Residential**  
**Active**      [A2265694](#)



<b>PD:</b>	<b>DOM:</b> 193	<b>LP:</b> \$2,990,000.00
		<b>OP:</b> \$3,100,000.00
<b>Class:</b>	Detached	<b>City:</b> Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b> Upper Mount Royal
<b>Type:</b>	House	<b>Ttl Beds:</b> 5
<b>Levels:</b>	Two	<b>F/H Bth:</b> 2/2
<b>Year Built:</b>	1982	<b>RMS SQFT:</b> 3,021.05
<b>LINC#:</b>	<a href="#">0015879810</a>	<b>LP/SF:</b> \$989.72
<b>Arch Style:</b>	2 Storey	<b>Suite:</b> No
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b> 0
<b>Possession:</b>	Negotiable	
<b>Lot Dim:</b>		<b>Lot Size:</b> 8342 SF 774.99 SM
<b>Front Length:</b>	15.24M 50`0"	<b>Lot Depth:</b> 51.81 M 170'
<b>Legal Desc:</b>	7080AJ;63;25	
<b>Legal Pln:</b>	7080AJ	<b>Blk:</b> 63
		<b>Lot:</b> 25 <b>Condo:</b> No
<b>Zoning:</b>	R-CG	<b>Tax Amt/Yr:</b> \$13,102.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b> S
<b>Restrict:</b>	Restrictive Covenant	

**Directions:**

**Rooms & Measurements**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	150.34	<b>Mtr2</b>	1,618.22	<b>SqFt</b>
<b>Baths:</b>	0	2	0	0	1	0	<b>Bed Abv:</b> 5	<b>Upper:</b>	130.33	<b>Mtr2</b>	1,402.83	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	0	1	0	<b>Rms Abv:</b> 9	<b>Blw Grade:</b>	103.63	<b>Mtr2</b>	1,115.44	<b>SqFt</b>
<b>Garage Dims (L x W):</b>	19`0" x 19`0"							<b>Total AG:</b>	280.66	<b>Mtr2</b>	3,021.05	<b>SqFt</b>

**Property Information**

<b>Basement:</b> Full	<b>Laundry Ft:</b> Laundry Room, Lower Level
<b>Basement Dev:</b> Finished	<b>Basement Ft:</b> Walk Out
<b>Heating:</b> Forced Air	<b>Cooling:</b> None
<b>Construction:</b> Stone, Stucco, Wood Frame	<b>Fireplaces:</b> 2/Brick Facing, Family Room, Living Room, Mantle, Tile, Wood Burning
<b>Foundation:</b> Poured Concrete	<b>Flooring:</b> Carpet, Hardwood, Tile
<b>Exterior Feat:</b> Balcony, Private Yard	<b>Fencing:</b> Fenced
<b>Roof Type:</b> Other	<b>Patio/Porch:</b> Deck, Front Porch, Patio
<b>Reports:</b> Floor Plans	
<b>Parking:</b> Double Garage Attached, Driveway <b>Total:</b> 4	
<b>Features:</b> Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar	
<b>Comm Feature:</b> Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths	
<b>Lot Features:</b> Front Yard, Garden, Many Trees, Treed	
<b>Goods Include:</b> N/A	
<b>Appliances:</b> Built-In Oven, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings	
<b>Other Equip:</b> Garage Door Opener	
<b>Goods Exclude:</b> N/A	

**Printed Date:** 05/01/2026 8:33:05 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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