

# \$850,000 - 260235 Range Road 23, Rural Rocky View County

---

MLS® #A2242464

**\$850,000**

1 Bedroom, 1.00 Bathroom,  
Residential on 7.29 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Judicial Sale (property is being sold "as-is, where-is." with no warranties or representations. Incredible opportunity. Over 7 acres off Range Rd 23/85th Street, just north of 144 Ave NW. This expansive property offers endless possibilities and is located in a prime location just outside the Calgary city limits with easy access to the ring road and other major thoroughfare's. Perfect for investors or anyone dreaming of country living with the conveniences of the big city. An older home sits on the land that could potentially be renovated as well. This is a rare chance to secure a large parcel of land in a highly desirable location.



## Essential Information

|            |                                  |
|------------|----------------------------------|
| MLS® #     | A2242464                         |
| Price      | \$850,000                        |
| Bedrooms   | 1                                |
| Bathrooms  | 1.00                             |
| Full Baths | 1                                |
| Acres      | 7.29                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 260235 Range Road 23    |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T2P 4L4                 |

## Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | See Remarks |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | See Remarks |

## Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | None        |
| Lot Description   | See Remarks |
| Roof              | See Remarks |
| Construction      | See Remarks |
| Foundation        | See Remarks |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 13              |
| Zoning         | R-RUR           |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

