

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

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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 Bears paw\_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 56  
Zoning R-RUR

## Listing Details

Listing Office Charles

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