

\$1,150,000 - 202 11 Avenue Nw, Calgary

MLS® #A2216921

\$1,150,000

7 Bedroom, 3.00 Bathroom, 3,567 sqft

Single Family on 0.14 Acres

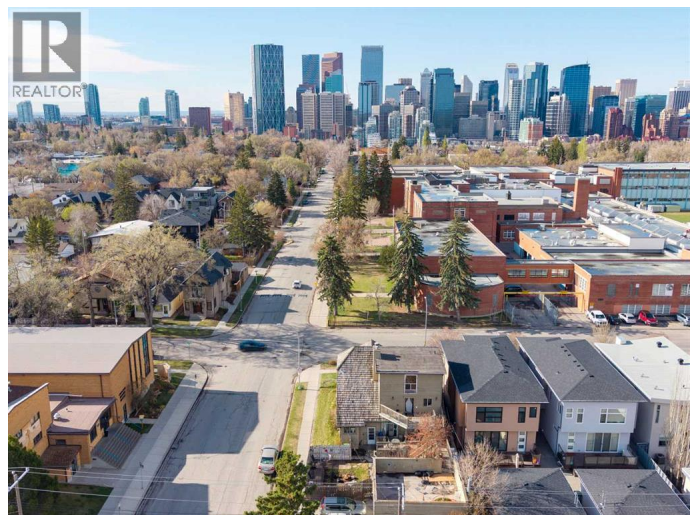
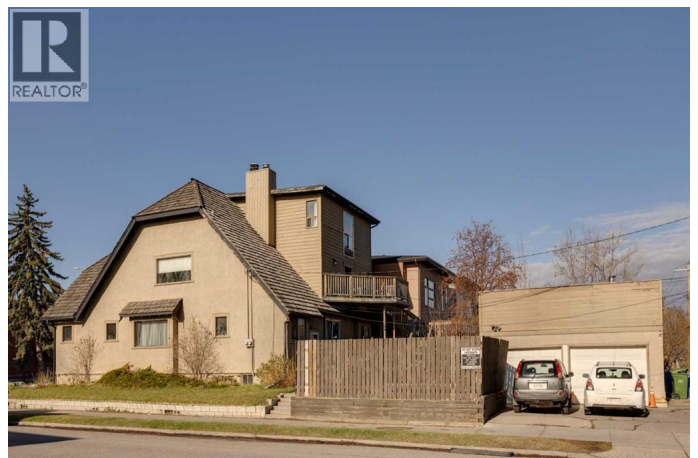
Crescent Heights, Calgary, Alberta

A truly exceptional opportunity in the coveted community of Crescent Heights! Zoned with approval already in place for eight suites, this 50' x 120' property provides a head start for your next project. Situated on a corner lot, this two-storey property offers incredible potential for builders, developers, or investors looking to capitalize on one of Calgary's most sought-after inner-city neighbourhoods. Whether you choose to develop immediately or hold as a long-term investment, opportunities like this are exceedingly rare. Surrounded by new and modern homes, it's just steps from parks, schools—including Crescent Heights High School—and minutes to downtown, local shops, and restaurants. With strong land value appreciation, high rental demand, and unbeatable proximity to the Bow River and city core, this is a remarkable chance to secure a prime piece of land in one of Calgary's most vibrant, established communities. Don't miss your chance to build or invest in Crescent Heights—opportunities like this don't come along often in this beloved community. (id:6289)

Built in 1928

Essential Information

Listing #	A2216921
Price	\$1,150,000



Bedrooms	7
Bathrooms	3.00
Square Footage	3,567
Acres	0.14
Year Built	1928
Type	Single Family
Sub-Type	Freehold

Community Information

Address	202 11 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2M0B8

Amenities

Amenities	Park, Playground, Schools
Features	See remarks, Back lane
Parking Spaces	4
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	See remarks
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX House of Real Estate



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