

\$7,000,000 - 6811 89 Avenue Ne, Calgary

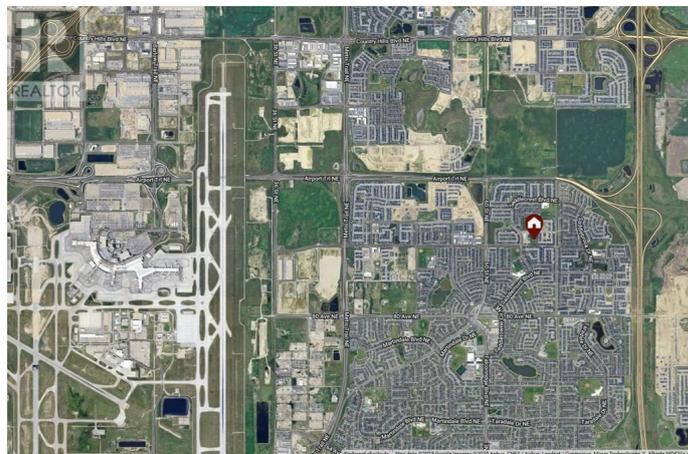
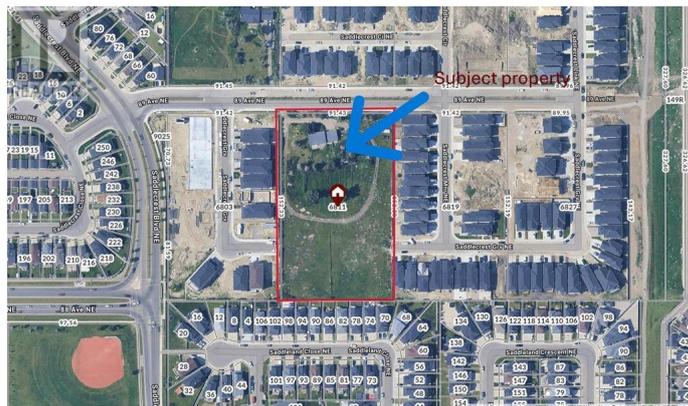
MLS® #A2227445

\$7,000,000

3 Bedroom, 2.00 Bathroom, 1,185 sqft
Single Family on 3.44 Acres

Saddle Ridge, Calgary, Alberta

!!Builders/ Investor Alert !! An Excellent opportunity to own a 3.44 Acres rectangular parcel of re-development land in the heart of Saddleridge NE Calgary. This land could be easily sub divided into residential lots with city approval and build more than 2500 square feet house on each lots. The most of neighboring parcel of lands are developed or under development and no more land available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land and tenants are paying \$2000/ month . The house is sold in as in condition. This property is walking distance to YMCA, Genesis, Saddletowne LRT, Nelson Mandela School, and shopping Centre, 10 Minutes drive to airport , 20 minutes to Cross Iron Mills and downtown . Act right now to buy this land before it go. (id:6289)



Built in 1973

Essential Information

Listing #	A2227445
Price	\$7,000,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,185
Acres	3.44
Year Built	1973

Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6811 89 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
Province	Alberta
Postal Code	T2L4M5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Stove, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 3:16am PDT