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

MLS® #A2216921

# \$1,150,000

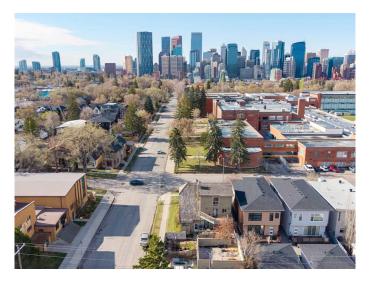
7 Bedroom, 3.00 Bathroom, 3,567 sqft Residential on 0.14 Acres

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, schoolsâ€"including Crescent Heights High Schoolâ€"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 Heightsâ€"opportunities like this don't come along often in this beloved community.







Built in 1928

### **Essential Information**

MLS® # A2216921 Price \$1,150,000 Bedrooms 7

Bathrooms 3.00

Full Baths 3

Square Footage 3,567

Acres 0.14

Year Built 1928

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 202 11 Avenue Nw

Subdivision Crescent Heights

City Calgary

County Calgary

Province Alberta

Postal Code T2M 0B8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Beamed Ceilings, Ceiling Fan(s), Natural Woodwork, See Remarks,

Separate Entrance, Track Lighting

Appliances Other, See Remarks

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Balcony, Other

Lot Description Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit

Trees/Shrub(s), Lawn, Rectangular Lot, See Remarks, Views

Roof Cedar Shake

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 112

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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