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

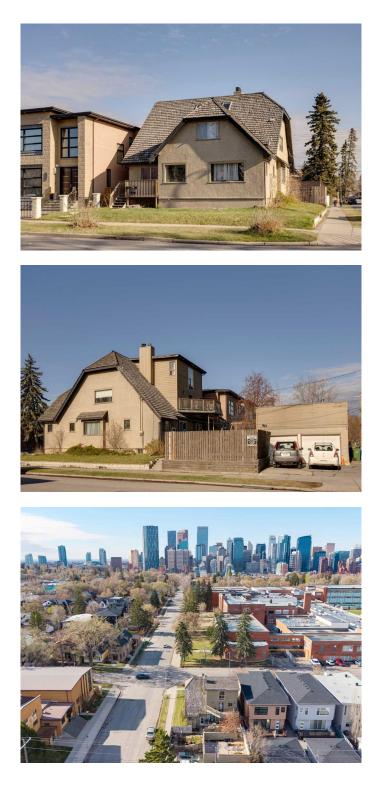
MLS® #A2216921

### \$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
Туре	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
Extorior	

### Exterior

Exterior Features	Balcony, Oth	er								
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	99
Zoning	R-CG

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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