

# \$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, 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.

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	99
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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