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

MLS® #A2216921

\$1,150,000

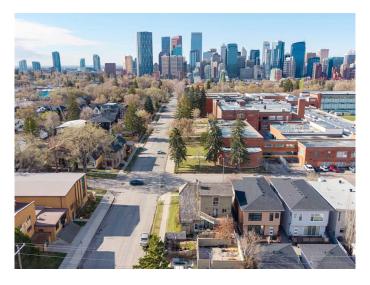
7 Bedroom, 3.00 Bathroom, 3,567 sqft Residential on 0.14 Acres

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

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 Full

Exterior

Exterior Features Other, Balcony

Lot Description Back Lane, Corner Lot, Views, Back Yard, Fruit Trees/Shrub(s), Few

Trees, Front Yard, Lawn, Rectangular Lot, See Remarks

Roof Cedar Shake

Construction Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 182

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. 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. Used under license.