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

MLS® #A2216921

# \$1,150,000

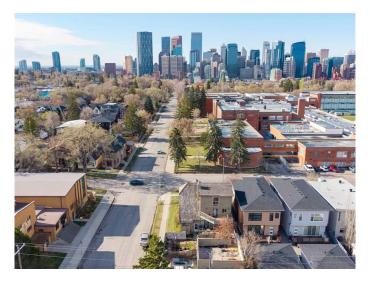
7 Bedroom, 3.00 Bathroom, 3,567 sqft Residential on 0.14 Acres

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 113

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.