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

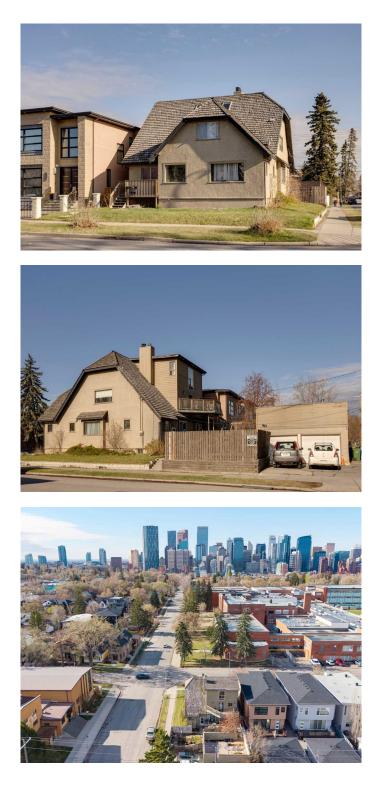
MLS® #A2216921

### \$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	See Remarks, Separate Entrance, Beamed Ceilings, Ceiling Fan(s), Natural Woodwork, Track Lighting
Appliances	See Remarks, Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

# Exterior

Exterior Features	Balcony, Other
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn,

	Rectangular Lot, See Remarks, Fruit Trees/Shrub(s), Views
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	137
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.