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202 11 Avenue NW Calgary, Alberta

MLS # A2216921



\$1,150,000

Crescent Heights Division: Residential/House Type: Style: 2 Storey Size: 3,567 sq.ft. Age: 1928 (97 yrs old) **Beds:** Baths: Garage: **Double Garage Detached** Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub

Heating: Water: Forced Air Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Cedar Shake **Basement:** LLD: Full **Exterior:** Zoning: Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Beamed Ceilings, Ceiling Fan(s), Natural Woodwork, See Remarks, Separate Entrance, Track Lighting

Inclusions: N/A

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.