



## 2740 11 Avenue Calgary Alberta

\$599,900

Attention developers and investors! This corner unit 50' x 120' R-CG ZONED LOT offers exceptional potential for a high-density residential project in one of Calgary's sought-after inner-city neighborhoods. This LOT CAN ACCOMMODATE EASILY ACCOMMODATE AN AMAZING MULTI -FAMILY BUILD. This property is a rare find for those looking to capitalise on Calgary's growing demand for multi-family housing. Currently, the lot features a small home and a single detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development. 50' x 120' R-CG ZONED LOT - Can be ready for future multi-unit development, Potential for up to MULTIPLE UNITS (as per zoning regulations), prime location - Close to transit, parks, schools, and amenities, existing home + garage is rented - Holding income while you develop, strong market demand for affordable, well-located housing options, opportunities like this don't come often -- act now to secure this strategic investment property before it's gone. (id:6769)

Living room 22.33 Ft x 19.33 Ft

Living room 13.42 Ft x 10.58 Ft

Kitchen 14.50 Ft x 6.92 Ft

Primary Bedroom 9.67 Ft x 9.42 Ft

Bedroom 8.83 Ft x 5.75 Ft

4pc Bathroom 11.08 Ft x 5.08 Ft

Family room 17.75 Ft x 5.75 Ft

Other 11.08 Ft x 2.75 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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