



202 11 Avenue Calgary Alberta

\$1,150,000

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. (id:6769)

Dining room 12.50 Ft x 11.58 Ft

4pc Bathroom 7.75 Ft x 6.67 Ft

Kitchen 11.08 Ft x 12.75 Ft

Living room 25.17 Ft x 14.50 Ft

Bedroom 10.50 Ft x 15.75 Ft

Bedroom 16.58 Ft x 9.67 Ft

Bonus Room 16.83 Ft x 23.50 Ft

Furnace 12.75 Ft x 10.83 Ft

Kitchen 11.58 Ft x 11.33 Ft

Laundry room 7.17 Ft x 10.50 Ft

4pc Bathroom 7.33 Ft x 8.50 Ft

Bedroom 10.75 Ft x 12.58 Ft

Bedroom 13.83 Ft x 12.67 Ft

Other 10.92 Ft x 8.75 Ft

Recreational, Games room 17.83 Ft x 11.50 Ft

Dining room 15.50 Ft x 12.83 Ft

Living room 16.00 Ft x 15.50 Ft

Other 7.92 Ft x 7.25 Ft

Kitchen 12.00 Ft x 17.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<https://samcorea.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca