



133 10 Avenue Calgary Alberta

\$985,000

For more information, please click the "More Information" button. Exceptional Development Opportunity! Rare 5997 sq ft lot (50' x 120') with a south-facing backyard in the heart of Crescent Heights, one of Calgary's most sought-after communities. The property is a quick walk to many trendy restaurants, pubs, cafes, boutique retail shops, salons and grocery stores along Centre Street, 16th Avenue and Edmonton Trail. As well, the property is an easy walk to the music festivals and other cultural events that take place at Prince's Island Park. Local amenities include a swimming pool, hockey arena, curling rink, outdoor skating rink, basketball court, tennis courts, baseball diamonds, lawn bowling greens, off-leash dog areas, a splash park and children's playgrounds. Exploring the Calgary river pathway system is just a quick bike ride away. For schools, Crescent Heights High School, Rosedale Elementary/Junior High School, Balmoral Junior High, Stanley Jones School (elementary), Alice Jamieson Girls Academy, SAIT and the Alberta University of the Arts are all nearby. For work, the property is an easy walk to the office downtown. For transit, the property is a quick walk to the buses that run along Centre Street and Edmonton Trail and an easy walk to Max Green and Max Orange Bus Rapid Transit platforms. The Max Orange BRT services the University of Calgary. All the shops, restaurants and other amenities that downtown Calgary, 4th Street South, Kensington, Bridgeland, Inglewood and the rejuvenated Eau Claire have to offer are close by! The cherry on top, the upper levels of a new-build would have stunning views of downtown. The property offers quick access to outstanding amenities, activities and convenience as well as an unbeatable lifestyle. Redevelopment of the property is supported by North Hill Communities Local Area Plan, which would offer its new residents access ...

Kitchen 13.25 Ft x 9.50 Ft

Living room 12.67 Ft x 12.08 Ft

Dining room 12.00 Ft x 12.08 Ft

Primary Bedroom 9.17 Ft x 10.33 Ft

Bedroom 9.17 Ft x 9.42 Ft

Sunroom 6.50 Ft x 10.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Easy List Realty

<http://www.easylistrealty.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca