



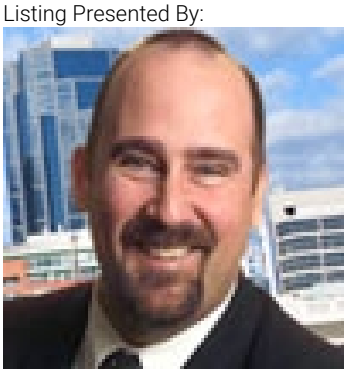


236 11 Avenue Calgary Alberta

$599,000

Rare opportunity to acquire a fully cleared, DP-approved corner Development site in Crescent Heights with approvals in place for 4-units. Zoned R-CG, this property has Development Permit approval for a semi-detached development with legal basement suites, creating four self-contained residential units on one inner-city lot.The approved plans feature two modern attached homes, each offering approximately 1,590 sq.ft. above grade, plus a separate legal basement suite and detached rear garage. With entitlement work substantially completed, this is an exceptional opportunity for builders, developers, and investors seeking to reduce approval timelines and accelerate construction.Located just minutes from downtown Calgary, Centre Street, Edmonton Trail, transit, schools, parks, and the Bow River pathway system, Crescent Heights continues to be one of Calgary's most desirable and proven inner-city redevelopment communities.Development Permit documentation, approved plans, and supporting information are available upon request. An increasingly rare opportunity to secure a shovel-ready inner-city redevelopment site with four-unit in a premier location. (id:6769)

Listing Presented By:



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