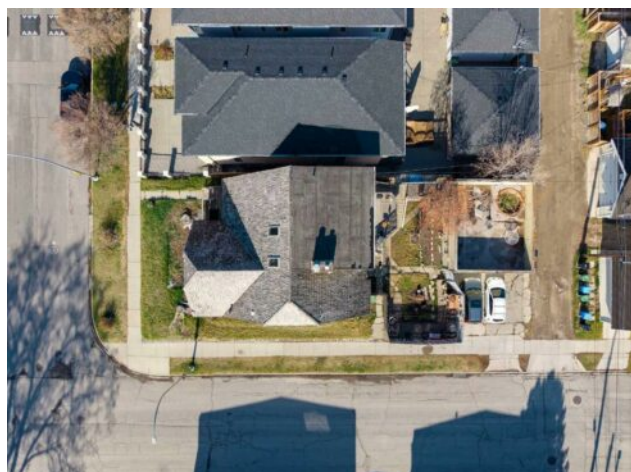


202 11 Avenue NW
Calgary, Alberta

MLS # A2216921



\$1,150,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,567 sq.ft.	Age:	1928 (97 yrs old)
Beds:	7	Baths:	3
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:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	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.