133 10 Avenue NE
Calgary, Alberta

MLS # A2203613

$985,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	**Age:**	1929 (96 yrs old)
Beds:	2	**Baths:**	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Hot Water, Natural Gas	**Water:**	-
Floors:	Hardwood, Softwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space, Full, Partially Finished	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Laminate Counters		

Inclusions: none

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. The redevelopment of this lot is supported by the North Hill Communities Local Area Plan. The upper levels of a new-build would have stunning views of downtown. The property is a quick walk to tons of great restaurants and shops in Crescent Heights Village. It is also within an easy walk to downtown, Prince's Island Park and other great parks and a quick bike ride to the Calgary river pathway system. The property is situated between Centre Street and Edmonton Trail and south of 12th Ave. The property is one of the very few available inner-city properties that is supported by North Hill Communities Local Area Plan, and particularly Section 2.2.1.6 of the Plan. The existing bungalow on the property needs some work.