

# \$1,250,000 - 202 11 Avenue Nw, Calgary

MLS® #A2216921

**\$1,250,000**

7 Bedroom, 3.00 Bathroom, 3,567 sqft

Residential on 0.14 Acres

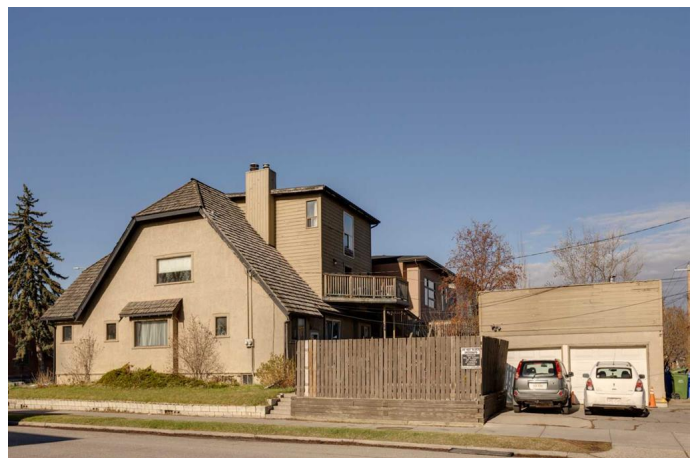
Crescent Heights, Calgary, Alberta

A truly exceptional opportunity in the coveted community of Crescent Heights! Zoned with approval already in place for eight suites, this 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.

Built in 1928

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2216921    |
| Price  | \$1,250,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 7           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 3,567       |
| Acres          | 0.14        |
| Year Built     | 1928        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 202 11 Avenue Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0B8          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Natural Woodwork, See Remarks, Separate Entrance, Track Lighting |
| Appliances        | See Remarks, Other  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Other   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit |

|              |   |
|--------------|---|
|              | Trees/Shrub(s), Lawn, Rectangular Lot, See Remarks, Views |
| Roof         | Cedar Shake   |
| Construction | Stucco, Wood Frame  |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 10            |
| Zoning         | R-CG          |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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