

\$609,900 - 2740 11 Avenue Se, Calgary

MLS® #A2209119

\$609,900

2 Bedroom, 1.00 Bathroom, 798 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Attention developers and investors! This corner unit 50' x 120' R-CG ZONED LOT offers exceptional potential for a high-density residential project in one of Calgary's sought-after inner-city neighborhoods. This LOT CAN ACCOMMODATE EASILY ACCOMMODATE AN AMAZING MULTI-FAMILY BUILD. This property is a rare find for those looking to capitalise on Calgary's growing demand for multi-family housing. Currently, the lot features a small home and a single detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development. 50' x 120' R-CG ZONED LOT "Can be ready for future multi-unit development, Potential for up to MULTIPLE UNITS (as per zoning regulations), prime location "Close to transit, parks, schools, and amenities, existing home + garage is rented "Holding income while you develop, strong market demand for affordable, well-located housing options, opportunities like this don't come often" act now to secure this strategic investment property before it's gone.

Built in 1951

Essential Information

MLS® #

A2209119



| | |
|----------------|-------------|
| Price | \$609,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 798 |
| Acres | 0.14 |
| Year Built | 1951 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2740 11 Avenue Se |
| Subdivision | Albert Park/Radisson Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 0E6 |

Amenities

| | |
|----------------|---------------------------------|
| Utilities | Other |
| Parking Spaces | 2 |
| Parking | Single Garage Detached, Unpaved |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, Storage |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Few Trees, Sloped |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025

Days on Market 33

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company



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