

2740 11 Avenue SE
Calgary, Alberta

MLS # A2209119



\$619,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	798 sq.ft.	Age:	1951 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached, Unpaved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Sloped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Other
Features:	Laminate Counters, No Animal Home, Storage		

Inclusions: None

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.