

# \$985,000 - 133 10 Avenue Ne, Calgary

MLS® #A2203613

**\$985,000**

2 Bedroom, 1.00 Bathroom, 1,183 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

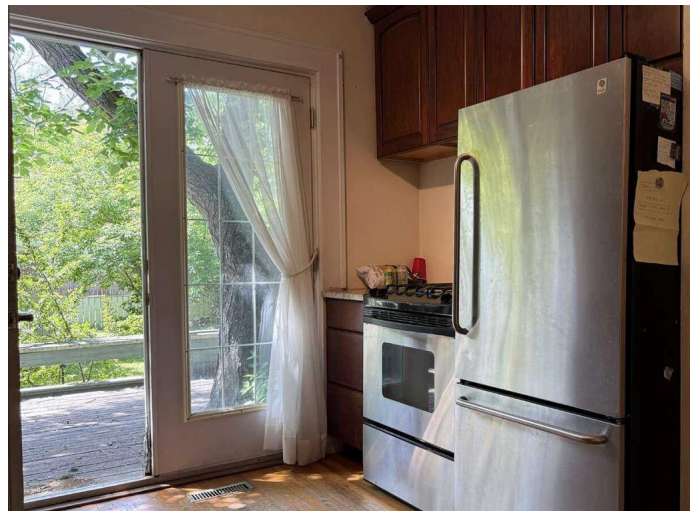
For more information, please click the "More Information" button.

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.

Built in 1929

## Essential Information

MLS® #	A2203613
Price	\$985,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,183



Acres	0.14
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	133 10 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, Laminate Counters
Appliances	Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Washer/Dryer
Heating	Forced Air, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 18th, 2025
Days on Market	180
Zoning	R-CG

## **Listing Details**

Listing Office	Easy List Realty
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