

# \$599,900 - 2740 11 Avenue Se, Calgary

MLS® #A2209119

**\$599,900**

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          | \$599,900   |
| 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                67

Zoning                            R-CG

**Listing Details**

Listing Office                   TREC The Real Estate Company



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.