



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**206 12 Avenue NW
Calgary, Alberta**

MLS # A2292019



\$435,000

Division: Crescent Heights

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Few Trees, Near Public Transit, Rectangular Lot, See Rema

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Exceptional opportunity in one of Calgary’s most desirable inner-city communities! This R-CG zoned and serviced lot sits on a quiet, tree-lined avenue in Crescent Heights just minutes from downtown, surrounded by a mix of character homes and newer infill developments. The lot is flat with rear lane access, perfectly positioned for a future infill with detached garage or garden suite. This highly sought-after neighbourhood provides close proximity to the downtown core, Princes Island Park, Crescent Heights High School, Calgary’s river pathway system and numerous local community amenities. A quick walk brings you to the iconic Crescent Heights lookout with its stunning panoramic views of the city and the Bow River valley. With close access to Centre Street and 16th Avenue, this central location is ideal for commuting in any direction. Whether you’re an investor, builder or future homeowner with a vision, this rare vacant lot offers a prime location, zoning flexibility and long-term value in one of Calgary’s most vibrant established neighbourhoods.