



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

121 10 Avenue NE
Calgary, Alberta

MLS # A2340748



\$825,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1928 (98 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage		

Inclusions: N/A

HOME SWEET HOME! RARE INNER-CITY LAND DEVELOPMENT OPPORTUNITY! Located in the highly sought-after community of Crescent Heights, this INCREDIBLE 50' x 120' LOT presents an outstanding opportunity for developers, builders, investors, or buyers looking to secure a fantastic inner-city property with strong future potential. Ideally situated just minutes from Downtown Calgary, this prime location offers exceptional access to some of the city's best amenities, including Centre Street, Edmonton Trail, 16th Avenue, Rotary Park, McHugh Bluff, Crescent Heights Community Association, schools, parks, playgrounds, restaurants, cafés, shopping, public transit, and the vibrant amenities of nearby Bridgeland and Renfrew. The existing home offers plenty of character and charm and makes for an excellent hold property while you explore future development possibilities. Featuring 5 bedrooms, 2 bathrooms, and a fully developed basement, there is great rental potential. The property also offers a fantastic backyard complete with a patio, shed, and greenhouse, creating a private outdoor space with plenty of potential. There is also a massive parking pad that can accommodate 6 vehicles and could also offer RV parking. Whether you're looking to build, invest, develop, or hold, opportunities to acquire a lot of this size and location in Crescent Heights are hard to find. Enjoy the best of inner-city living with Downtown Calgary just minutes away, while having the community amenities, green spaces, and established neighbourhood charm of Crescent Heights right outside your door. Don't miss this exceptional opportunity to secure a 50' x 120' development parcel in one of Calgary's most desirable inner-city communities! Contact us today for your own private viewing

before it’s too late!