

# \$609,900 - 2740 11 Avenue Se, Calgary

MLS® #A2209119

**\$609,900**

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

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Price	\$609,900
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                37

Zoning                            R-CG

**Listing Details**

Listing Office                   TREC The Real Estate Company



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