# \$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 ACCOMODATE 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 â€" Close to transit, parks, schools, and amenities, existing home + garage is rented â€" Holding income while you develop, strong market demand for affordable, well-located housing options, opportunities like this don't come often â€" act now to secure this strategic investment property before it's gone.





Built in 1951

#### **Essential Information**

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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

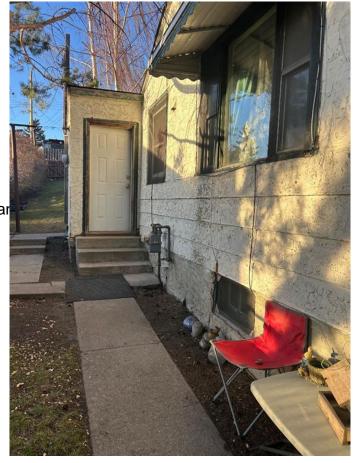
## **Additional Information**

Date Listed April 10th, 2025

Days on Market 101
Zoning R-CG

# **Listing Details**

Listing Office TREC The Real Estate Compar



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