

# \$498,000 - 206 12 Avenue Nw, Calgary

MLS® #A2238548

**\$498,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

Crescent Heights, Calgary, Alberta

Don't miss this exceptional opportunity to build in one of Calgary's most desirable inner-city communities! This cleared and serviced R-CG zoned lot sits on a quiet, tree-lined avenue in Crescent Heights, just minutes from downtown. With no demolition required, this property is ready for immediate development.

The lot is flat with rear lane access and is perfectly positioned for a future 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 bike pathway system and numerous local community amenities. A quick walk down the street also 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 seamless commuting in any direction.

Whether you're an investor, builder or homeowner with a vision, this rare vacant lot delivers prime location, zoning flexibility and long-term value in one of Calgary's most vibrant established neighbourhoods.



## Essential Information

MLS® #	A2238548
Price	\$498,000

Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	206 12 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0C5

### **Exterior**

Lot Description	Back Lane, Few Trees, Rectangular Lot, See Remarks, Near Public Transit
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### **School Information**

District	Calgary Board of Education
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### **Additional Information**

Date Listed	August 4th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	Engel & Völkers Calgary
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