

# \$985,000 - 133 10 Avenue Ne, Calgary

MLS® #A2203613

## \$985,000

2 Bedroom, 1.00 Bathroom, 1,183 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

For more information, please click the "More Information" button.

Exceptional Development Opportunity! Rare 5997 sq ft lot (50' x 120') with a south-facing backyard in the heart of Crescent Heights. The redevelopment of this lot is supported by the North Hill Communities Local Area Plan. The upper levels of a new-build would have stunning views of downtown. The property is a quick walk to tons of great restaurants and shops in Crescent Heights Village. It is also within an easy walk to downtown, Prince's Island Park and other great parks and a quick bike ride to the Calgary river pathway system. The property is situated between Centre Street and Edmonton Trail and south of 12th Ave. The property is one of the very few available inner-city properties that is supported by North Hill Communities Local Area Plan, and particularly Section 2.2.1.6 of the Plan. The existing bungalow on the property needs some work.

Built in 1929

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203613  |
| Price          | \$985,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,183     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1929        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 133 10 Avenue Ne |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 0W8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Laminate Counters                                 |
| Appliances        | Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Hot Water, Natural Gas                                  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Crawl Space, Full, Partially Finished                               |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 137              |
| Zoning         | R-CG             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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