

# \$1,050,000 - 133 10 Avenue Ne, Calgary

MLS® #A2203613

**\$1,050,000**

2 Bedroom, 1.00 Bathroom, 1,183 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

For more information, please click Brochure 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	\$1,050,000
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, Refrigerator, Washer/Dryer, Gas Range, Gas Water Heater
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	Level, Rectangular Lot, Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	112
Zoning	R-CG

## Listing Details

Listing Office	Easy List Realty
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