133 10 Avenue NE Calgary, Alberta

MLS # A2203613

\$985,000

		Division:	Division: Crescent Heights			
		Type:	Type: Residential/House Style: Bungalow			
		Style:				
		Size:	1,183 sq.ft.	Age:	1929 (96 yrs old)	
		Beds:	2	Baths:	1	
		Garage:	Double Garage De	tached		
		Lot Size:	0.14 Acre			
		Lot Feat:	Back Lane, Back Y	ard, Level, F	Rectangular Lot	
Heating:	Forced Air, Hot Water, Natural Gas		Water:	-		
Floors:	Hardwood, Softwood, Tile		Sewer:	-		
Roof:	Asphalt Shingle		Condo Fee	: -		
Basement:	Crawl Space, Full, Partially Finished		LLD:	-		
Exterior:	Stucco, Wood Frame		Zoning:	R-CG		
Foundation:	Poured Concrete		Utilities:	-		
Features:	Granite Counters, Laminate Counters					
Inclusions:	none					

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