\$609,900 - 2740 11 Avenue Se, Calgary

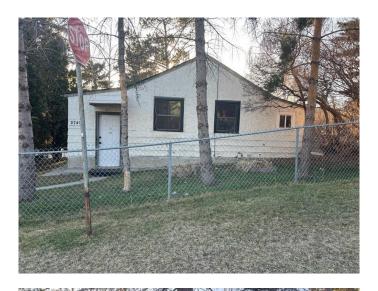
MLS® #A2209119

\$609,900

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

MLS® # A2209119

Price \$609,900

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 22

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Compar



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.