

# \$619,900 - 2740 11 Avenue Se, Calgary

MLS® #A2209119

**\$619,900**

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 50â€™™ x 120â€™™ R-CG ZONED LOT offers exceptional potential for a high-density residential project in one of Calgaryâ€™™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 Calgaryâ€™™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. 50â€™™ x 120â€™™ R-CG ZONED LOT â€™™ 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 donâ€™™t come often â€™™ act now to secure this strategic investment property before it's gone.

Built in 1951

## Essential Information

MLS® #

A2209119



Price	\$619,900
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	Unpaved, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, Storage, Laminate Counters
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        13

Zoning                 R-CG

**Listing Details**

Listing Office           TREC The Real Estate Compar



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