

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

MLS® #A2203613

**\$985,000**

2 Bedroom, 1.00 Bathroom, 1,183 sqft

Single Family on 0.14 Acres

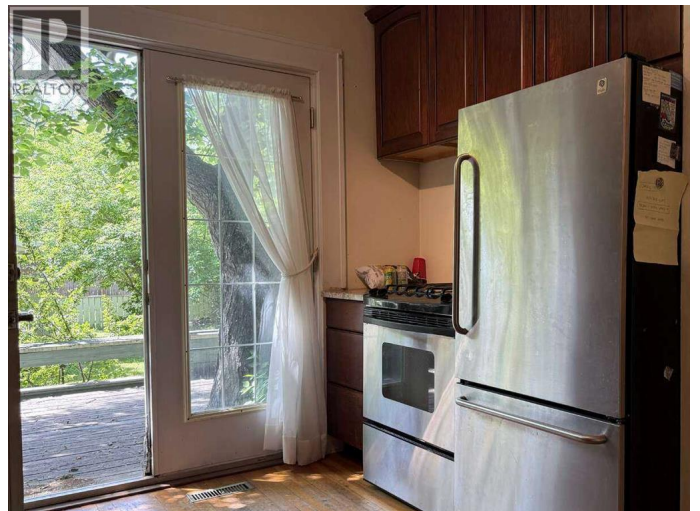
Crescent Heights, Calgary, Alberta

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. (id:6289)

Built in 1929

## Essential Information

Listings #	A2203613
Price	\$985,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,183
Acres	0.14



Year Built	1929
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	133 10 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E0W8

### Amenities

Amenities	Schools, Shopping
Features	Back lane, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Washer & Dryer, Water Heater - Gas
Heating	Natural gas Forced air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Easy List Realty
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Listing information last updated on October 13th, 2025 at 11:01am CDT