

\$839,000 - 225 13 Avenue Nw, Calgary

MLS® #A2075646

\$839,000

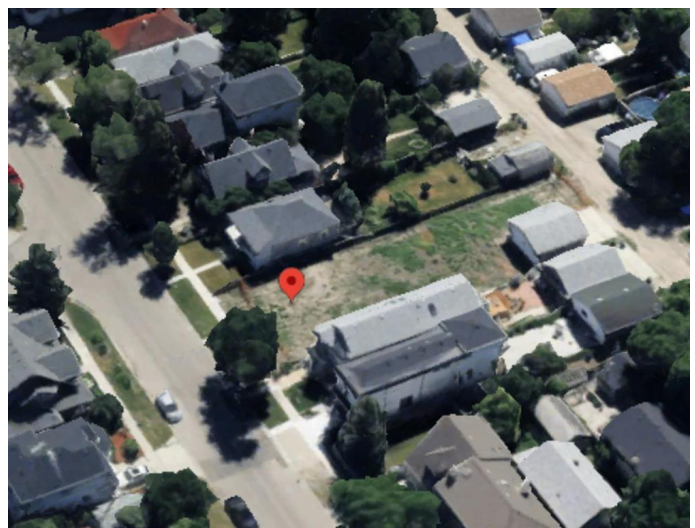
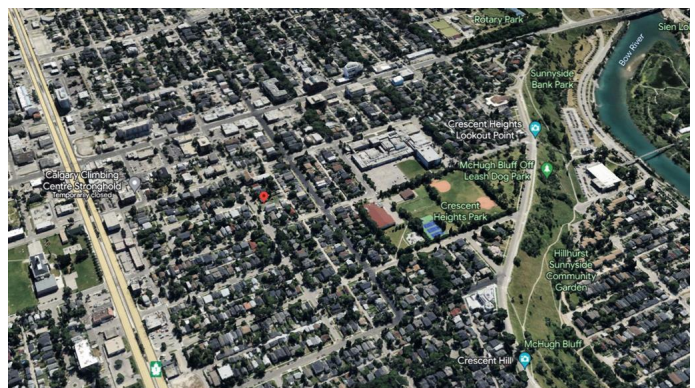
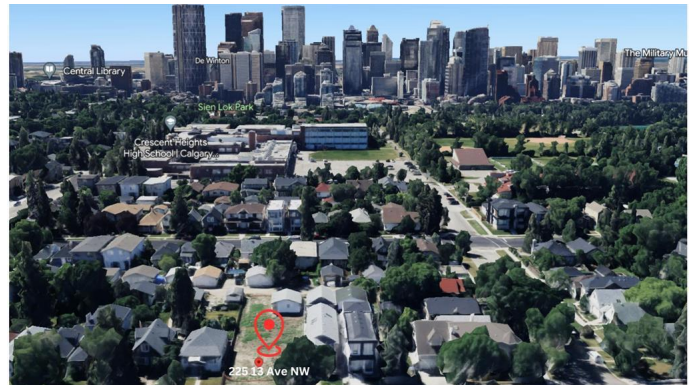
0 Bedroom, 0.00 Bathroom,
Land on 0.20 Acres

Crescent Heights, Calgary, Alberta

This vacant city lot at 225 13 Avenue NW, is located in the coveted Crescent Heights neighborhood, offering a hard to come by land opportunity on a massive 801 m2 lot. R-C2 zoning, lot dimension of 15.23m x 52.67m, with a pre-existing garage. This quiet tree lined street and a community filled with historical charm will not disappoint. Some interesting City of Calgary permitted uses are Contextual Semi-detached Dwelling; Some Descretionary uses are backyard suite, duplex dwelling with many more. Refer to the city of calgary Land Use Bylaw or call the city for details.

Close to Crescent Heights High School, the local Community Centre, walking paths, a quick drive to downtown Calgary, McHugh Bluff for great walks, the Bow River, and convenient access to Highway 1. Close by cafes, restaurants and shops. Culturally diversified and public transportation. An area of redevelopment planning, including the City's largest infrastructure investment ever, the Green Line LRT that will provide greater opportunities for people to choose to live and work in this area.

The tranquil tree-lined street, and community exudes historical charm. Key features include its proximity to Crescent Heights High School and the local Community Centre, perfect for educational and recreation. Outdoor activities include nearby walking paths, the allure of McHugh Bluff and the beautiful Bow River.



Seize the chance to secure a piece of this prime real estate. Pre-existing garage on the lot, and a vibrant community brimming with amenities, this property epitomizes the pinnacle of desirable urban living.
No GST.

Essential Information

MLS® #	A2075646
Price	\$839,000
Sold Price	\$785,000
Bathrooms	0.00
Acres	0.20
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	225 13 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0E6

Exterior

Lot Description	Back Lane, City Lot, See Remarks
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Additional Information

Date Listed	August 23rd, 2023
Date Sold	October 24th, 2023
Days on Market	59
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	GREATER CALGARY REAL ESTATE
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