# \$1,099,900 - 212 6 Avenue Ne, Calgary

MLS® #A2166295

## \$1,099,900

0 Bedroom, 0.00 Bathroom, Land on 0.14 Acres

Crescent Heights, Calgary, Alberta

ATTENTION: INVESTORS & DEVELOPERS! This development-ready site in Crescent Heights offers 6,000 SQ FT OF PRIME REAL ESTATE! Bring your architect and design the project of your dreams on this FLAT SITE in an UNBEATABLE LOCATION. The land has already been cleared and is READY FOR IMMEDIATE DEVELOPMENT, giving you a head start on your next project. Less than a 5-minute walk from Rotary Park, residents will enjoy access to a splash park, tennis courts, lawn bowls clubs, an off-leash dog park, and BEAUTIFUL CITY VIEWS. This location offers a short, walkable commute to downtown via Edmonton Trail and Centre Street. With easy access to 16 Ave and Memorial Drive and the vibrant amenities of Bridgeland and Centre Street within walking distance, this lot is ideally situated for modern urban living. Reach out today for more information!

#### **Essential Information**

MLS® # A2166295
Price \$1,099,900
Sold Price \$1,050,000

Bathrooms 0.00 Acres 0.14 Type Land

Sub-Type Residential Land

Status Sold







# **Community Information**

Address 212 6 Avenue Ne Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0L7

### **Additional Information**

Date Listed September 17th, 2024

Date Sold October 8th, 2024

Days on Market 19

Zoning M-C1 HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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.