



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**206 12 Avenue NW
Calgary, Alberta**

MLS # A2238548



\$475,000

Division: Crescent Heights

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Few Trees, Near Public Transit, Rectangular Lot, See Remarks

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

PRICE IMPROVEMENT!! Don't miss this exceptional opportunity to build in one of Calgary's most desirable inner-city communities! This cleared and serviced R-CG zoned lot sits on a quiet, tree-lined avenue in Crescent Heights, just minutes from downtown. With no demolition required, this property is ready for immediate development. The lot is flat with rear lane access and is perfectly positioned for a future detached garage or garden suite. This highly sought-after neighbourhood provides close proximity to the downtown core, Princes Island Park, Crescent Heights High School, Calgary's bike pathway system and numerous local community amenities. A quick walk down the street also brings you to the iconic Crescent Heights Lookout with its stunning panoramic views of the city and the Bow River valley. With close access to Centre Street and 16th Avenue, this central location is ideal for seamless commuting in any direction. Whether you're an investor, builder or homeowner with a vision, this rare vacant lot delivers prime location, zoning flexibility and long-term value in one of Calgary's most vibrant established neighbourhoods.