



**GRASSROOTS**  
REALTY GROUP

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**236 11 Avenue NE  
Calgary, Alberta**

**MLS # A2276541**



**\$699,000**

**Division:** Crescent Heights

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

Rare chance to acquire a fully cleared, DP-approved redevelopment site on a corner lot in the heart of Crescent Heights - one of Calgary's most sought-after inner-city communities. The site is zoned R-CG and comes with an approved Development Permit for a modern single detached home with a basement income suite, significantly reducing timelines and entitlement risk. Approved plans include a well-designed residence with a detached rear garage. Located minutes from downtown with easy access to Centre Street, Edmonton Trail, transit, schools, and the Bow River pathway system, Crescent Heights continues to be one of Calgary's strongest inner-city redevelopment corridors. Approved DP documentation and plans available upon request. An increasingly rare opportunity to secure a ready-to-build inner-city site with approvals in place.