



312/314 13 Avenue NW  
Calgary, Alberta

MLS # A2135132



**\$2,100,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1930 (94 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

PRIME DEVELOPMENT OPPORTUNITY! 312/314 13th Avenue NW both for sale and sold as a package. 107FTX112FT (Almost 12,000 Square Feet). Once in a lifetime inner-city development play in the heart of the historic neighbourhood of Crescent Heights (NW). You are both minutes to Downtown Calgary and also immersed in the rich history and charm this neighbourhood has to offer. Clean titles on both properties with no easements or Restrictive Covenants. No City Trees that require permits for removal. Currently zoned RC-2 and with blanket re-zoning both will convert to RC-G. There is also opportunity to get a lift on the land with re-designation to H-GO. Potential Downtown views with 3 storey project or roof top balconies. 3D Renderings are from current project outline and Development Permit is in progress. Please contact directly for additional information.