\$898,000 - 1614 3 Street Nw, Calgary

MLS® #A2202862

\$898,000

4 Bedroom, 1.00 Bathroom, 1,148 sqft Residential on 0.12 Acres

Crescent Heights, Calgary, Alberta

HUGE OPPORTUNITY for developers. City permits are in place together with the M-C1 zoned land and architectural plansâ€lthis project is ready to go! Located south of 16th Avenue NW in prime Crescent Heights in a quiet cul-de-sac. It took architect John Trinh over 1 year to get this project permitted. It includes: 2 townhomes in the front, 2 townhomes in the rear and a 4 stall garage across the rear. All 4 townhomes are designed with a separate entrances to the basement so could be developed for 1 bedroom basement suites (final permits for secondary suites will be required from the City). See the Video link for a 360 degree view

(https://1drv.ms/v/s!Aoo7g-qsGwiwk8ljeirHloEbR2uXgg?e=q7wP3k). Permits are good until July 22nd, 2026. Please do not disturb the tenant.

Built in 1910

Essential Information

MLS® # A2202862 Price \$898,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,148

Acres 0.12

Year Built 1910







Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 1614 3 Street Nw Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2M 2X8

Amenities

Parking Spaces 1

Parking Off Street

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning M-C1

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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