

# \$475,000 - 206 12 Avenue Nw, Calgary

MLS® #A2238548

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

Crescent Heights, Calgary, Alberta

**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.



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2238548  |
| Price  | \$475,000 |

|           |                  |
|-----------|------------------|
| Bathrooms | 0.00             |
| Acres     | 0.07             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 206 12 Avenue Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0C5          |

### Exterior

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | Back Lane, Rectangular Lot, See Remarks, Few Trees, Near Public Transit |
|-----------------|-------------------------------------------------------------------------|

### School Information

|          |                            |
|----------|----------------------------|
| District | Calgary Board of Education |
|----------|----------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 95               |
| Zoning         | R-CG             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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