

\$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€”this 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 | 32 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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