

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

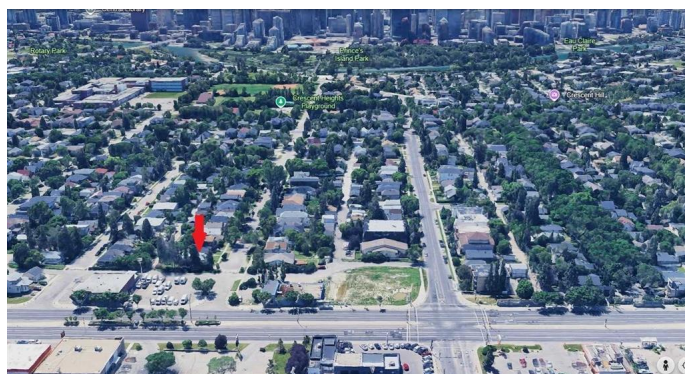
MLS® #A2202862

\$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 plans—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 | 6 |
| Zoning | M-C1 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.