

\$985,000 - 133 10 Avenue Ne, Calgary

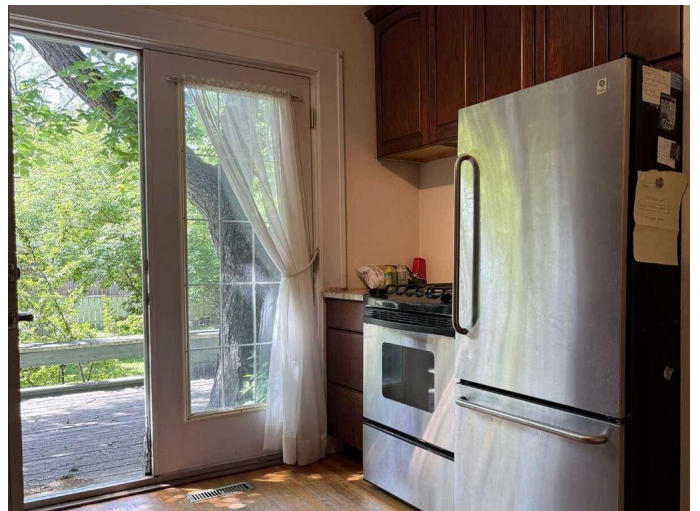
MLS® #A2270317

\$985,000

2 Bedroom, 1.00 Bathroom, 1,183 sqft
Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

For more information, please click the "More Information" button. Exceptional Development Opportunity! Rare 5997 sq ft lot (50' x 120') with a south-facing backyard in the heart of Crescent Heights, one of Calgary's most sought-after communities. The property is a quick walk to many trendy restaurants, pubs, caf  s, boutique retail shops, salons and grocery stores along Centre Street, 16th Avenue and Edmonton Trail. As well, the property is an easy walk to the music festivals and other cultural events that take place at Prince's Island Park. Local amenities include a swimming pool, hockey arena, curling rink, outdoor skating rink, basketball court, tennis courts, baseball diamonds, lawn bowling greens, off-leash dog areas, a splash park and children's playgrounds. Exploring the Calgary river pathway system is just a quick bike ride away. For schools, Crescent Heights High School, Rosedale Elementary/Junior High School, Balmoral Junior High, Stanley Jones School (elementary), Alice Jamieson Girls Academy, SAIT and the Alberta University of the Arts are all nearby. For work, the property is an easy walk to the office downtown. For transit, the property is a quick walk to the buses that run along Centre Street and Edmonton Trail and an easy walk to Max Green and Max Orange Bus Rapid Transit platforms. The Max Orange BRT services the University of Calgary. All the shops, restaurants and other amenities that downtown Calgary, 4th Street South,



Kensington, Bridgeland, Inglewood and the rejuvenated Eau Claire have to offer are close by! The cherry on top, the upper levels of a new-build would have stunning views of downtown. The property offers quick access to outstanding amenities, activities and convenience as well as an unbeatable lifestyle. Redevelopment of the property is supported by North Hill Communities Local Area Plan, which would offer its new residents access to the exceptional amenities, activities, convenience and lifestyle the property has to offer. Further, the property is positioned to take advantage of Calgary's upcoming focus on transit-oriented development.

Built in 1929

Essential Information

MLS® #	A2270317
Price	\$985,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,183
Acres	0.14
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	133 10 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, Laminate Counters
Appliances	Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.