

\$7,499,000 - 6811 89 Avenue Ne, Calgary

MLS® #A2161109

\$7,499,000

3 Bedroom, 2.00 Bathroom, 1,185 sqft
Residential on 3.44 Acres

Saddle Ridge, Calgary, Alberta

!!Builders/ Investor Alert !! An Excellent opportunity to own a 3.44 Acres rectangular parcel of development land in the heart of Saddleridge NE Calgary. This land could be easily sub divided into 29 conventional lots with city approval and build more than 2500 square feet house on each lots. The most of neighboring parcel of lands are developed or under development and no more land available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land and tenants are paying \$2000a month . The house is sold in as in condition. This property is walking distance to YMCA, Genesis, Saddletowne LRT, Nelson Mandela School, and shopping Centre, 10 Minutes drive to airport , 20 minutes to Cross Iron Mills and downtown . Act right now to buy this land before it go.



Built in 1973

Essential Information

MLS® #	A2161109
Price	\$7,499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,185
Acres	3.44

Year Built 1973
Type Residential
Sub-Type Detached
Style Acreage with Residence, Bur
Status Active

Community Information

Address 6811 89 Avenue Ne
Subdivision Saddle Ridge
City Calgary
County Calgary
Province Alberta
Postal Code T2L4M5

Amenities

Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Laminate Counters
Appliances Dishwasher, Electric Stove,
Refrigerator, Washer/Dryer
Heating Forced Air, Mid Efficiency
Cooling None
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Other
Lot Description Few Trees, Interior Lot, Recta
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 28th, 2024
Days on Market 197
Zoning S-FUD



Listing Details

Listing Office

RE/MAX Complete Realty

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