121 10 Avenue NE

Calgary | Active | MLS® A2340748

$799,800









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1928**	**1,133.67 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! RARE INNER-CITY LAND DEVELOPMENT OPPORTUNITY! Located in the highly sought-after community of Crescent Heights, this INCREDIBLE 50’ x 120’ LOT presents an outstanding opportunity for developers, builders, investors, or buyers looking to secure a fantastic inner-city property with strong future potential. Ideally situated just minutes from Downtown Calgary, this prime location offers exceptional access to some of the city’s best amenities, including Centre Street, Edmonton Trail, 16th Avenue, Rotary Park, McHugh Bluff, Crescent Heights Community Association, schools, parks, playgrounds, restaurants, cafés, shopping, public transit, and the vibrant amenities of nearby Bridgeland and Renfrew.The existing home offers plenty of character and charm and makes for an excellent hold property while you explore future development possibilities. Featuring 5 bedrooms, 2 bathrooms, and a fully developed basement, there is great rental potential.The property also offers a fantastic backyard complete with a patio, shed, and greenhouse, creating a private outdoor space with plenty of potential. There is also a massive parking pad that can accommodate 6 vehicles and could also offer RV parking. Whether you’re looking to build, invest, develop, or hold, opportunities to acquire a lot of this size and location in Crescent Heights are hard to find. Enjoy the best of inner-city living with Downtown Calgary just minutes away, while having the community amenities, green spaces, and established neighbourhood charm of Crescent Heights right outside your door. Don’t miss this exceptional opportunity to secure a 50’ x 120’ development parcel in one of Calgary’s most desirable inner-city communities! Contact us today for your own private viewing before it’s too late!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340748
Bedrooms	5
Bathrooms	2
Year Built	1928
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,133.67 sq. ft.
Main Level Finished Area:	1,133.67 sq. ft.
Below Grade Finished Area:	1,010.96 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	8
Year built:	1928 (Age: 98)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	3946N
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Stone, Wood Burning
Garage:	No
Parking:	Parking Pad, RV Access/Parking
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'8" × 9' ·
Main Floor	Bedroom · 11'7" × 6'8" ·
Main Floor	Dining Room · 14'7" × 13'3" ·
Main Floor	Foyer · 4'2" × 3'9" ·
Main Floor	Kitchen · 14'2" × 13'1" ·
Main Floor	Living Room · 15'4" × 13'9" ·
Main Floor	Office · 9'3" × 6' ·
Main Floor	Bedroom - Primary · 12' × 9'6" ·
Basement	Bedroom · 21'2" × 12'8" ·
Basement	Bedroom · 13'1" × 10'4" ·
Basement	Storage · 17'6" × 11'2" ·

Basement	Furnace/Utility Room · 13'7" × 7'5" ·
Basement	Laundry · 5' × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage
Exterior Features:	Garden, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Level, Low Maintenance Landscape, Rectangular Lot, Subdivided
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/121-10-avenue-ne-calgary-a2340748/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.