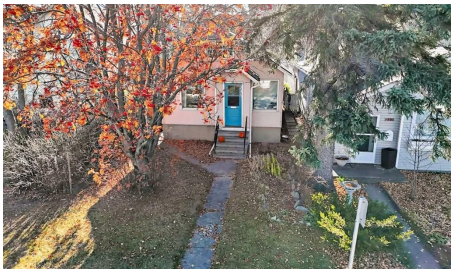
235 2 Avenue NE

Calgary | Active | MLS® A2357894

$745,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1932**	**1,107 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

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A closer look

Attention Investors! 25 x 120-foot lot with back lane access in the community of Crescent Heights being sold in conjunction with 237 2 Ave NE for a total combined assembly of 75 x 120 feet on a mature street surrounded by large trees. Featuring a charming detached 3-bedroom, 1-bathroom home currently tenant-occupied, this listing offers a fantastic turnkey holding property to generate immediate revenue while working on redevelopment process; or an excellent longer term buy and hold investment in this excellent inner-city neighborhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357894
Bedrooms	3
Bathrooms	1
Year Built	1932
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:	1,107 sq. ft.
Main Level Finished Area:	1,106 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Lot Details:	25 x 120

Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1932 (Age: 94)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1332N
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	1
Parking Total/Covered:	1 / -

Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Electric Stove, Refrigerator
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 16'11" × 10'1" ·
Main Floor	Kitchen · 12'6" × 10'1" ·
Main Floor	Bedroom - Primary · 12'11" × 9'1" ·
Main Floor	Dining Room · 12'10" × 10'1" ·
Main Floor	Bedroom · 12'1" × 8'10" ·
Main Floor	Bedroom · 12' × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/235-2-avenue-ne-calgary-a2357894/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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