6811 89 Avenue NE

Calgary | Active | MLS® A2325988

$6,999,000









Bedrooms	Bathrooms	Year Built	Living area
3	2	1973	1,175 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Builders & Investor Alert!! An Excellent opportunity to own a 3.44 Acres rectangular parcel of re-development land in the heart of Saddleridge NE, Calgary. THIS LAND IS APPROVED BY CITY OF CALGARY FOR 34 SINGLE FAMILY HOMES, TO BUILD MORE THEN 2500 SQUARE FOOT HOMES. Most of neighboring parcels of land are developed or under development and no more land is available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land an,d tenants are paying $2000/ month . The house is sold inas-isn 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 IS GONE

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325988
Bedrooms	3
Bathrooms	2
Year Built	1973
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:	Acreage with Residence, Bungalow
Total Living Area:	1,175 sq. ft.
Acreage:	Yes
Lot Area:	3.44 acre(s)
Front Exposure:	North
Levels:	One

Total Rooms Above Grade:	5
Year built:	1973 (Age: 53)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	731001
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Asphalt, Concrete, Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Saddle Ridge

Appliances:	None
Inclusions:	NON
Restrictions:	None Known
Main Floor	Bedroom - Primary · 10' × 10' ·
Main Floor	Bedroom · 10' × 10' ·
Main Floor	Bedroom · 10'1" × 10' ·
Main Floor	Dining Room · 12'4" × 9'4" ·
Main Floor	Living Room · 17'6" × 15' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island
Exterior Features:	Balcony, Other
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Few Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	S-FUD
Listed Date:	Jul 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6811-89-avenue-ne-calgary-a2325988/

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

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.