

# \$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 220  
Zoning S-FUD



## Listing Details

Listing Office

RE/MAX Complete 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.