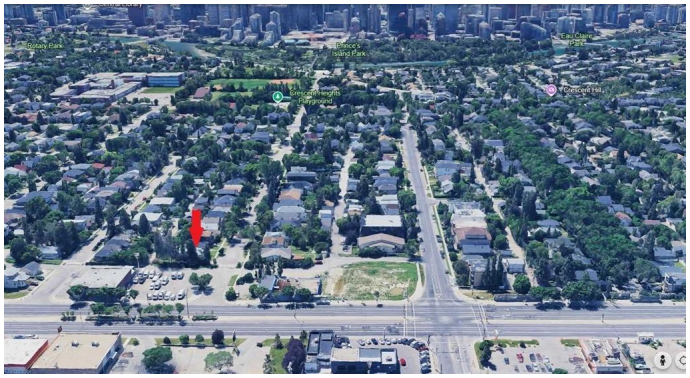
$898,000 - 1614 3 Street Nw, Calgary

MLS® #A2202862

$898,000
4 Bedroom, 1.00 Bathroom, 1,148 sqft
Residential on 0.12 Acres



Crescent Heights, Calgary, Alberta

HUGE OPPORTUNITY for developers. City permits are in place together with the M-C1 zoned land and architectural plansâ€¦this project is ready to go! Located south of 16th Avenue NW in prime Crescent Heights in a quiet cul-de-sac. It took architect John Trinh over 1 year to get this project permitted. It includes: 2 townhomes in the front, 2 townhomes in the rear and a 4 stall garage across the rear. All 4 townhomes are designed with a separate entrances to the basement so could be developed for 1 bedroom basement suites (final permits for secondary suites will be required from the City). See the Video link for a 360 degree view (https://1drv.ms/v/s!Aoo7g-qsGwiwk8IjeirHIoEbR2uXgg?e=q7wP3k). Permits are good until July 22nd, 2026. Please do not disturb the tenant.

Built in 1910

Essential Information

MLS® #	A2202862
Price	$898,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,148
Acres	0.12
Year Built	1910

Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	1614 3 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2X8

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	21
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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