

# \$898,000 - 1614 3 Street Nw, Calgary

MLS® #A2202862

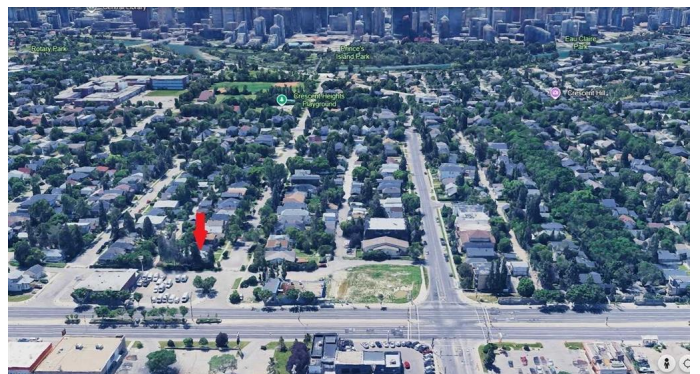
**\$898,000**

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-qsGwiwk8ljeirHloEbR2uXgg?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	49
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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