

# \$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 plans—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 | 24               |
| Zoning         | M-C1             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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