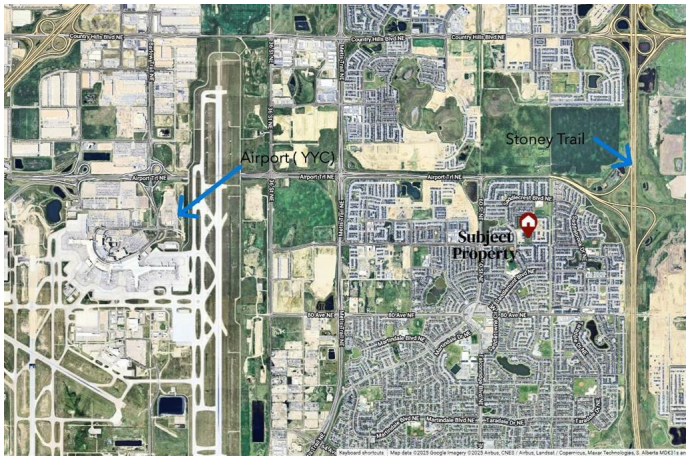
$7,000,000 - 6811 89 Avenue Ne, Calgary

MLS® #A2227445

$7,000,000
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 re-development land in the heart of Saddleridge NE Calgary. This land could be easily sub divided into residential 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 $2000/ 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® #	A2227445
Price	$7,000,000
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, Bungalow
Status	Active

Community Information

Address	6811 89 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L4M5

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Private, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	S-FUD

Listing Details

Listing Office RE/MAX Real Estate (Mountain

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