\$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

Otale Assessment the Basisle

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 147

Zoning S-FUD

Listing Details

RE/MAX Real Estate (Mountain



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