

# \$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

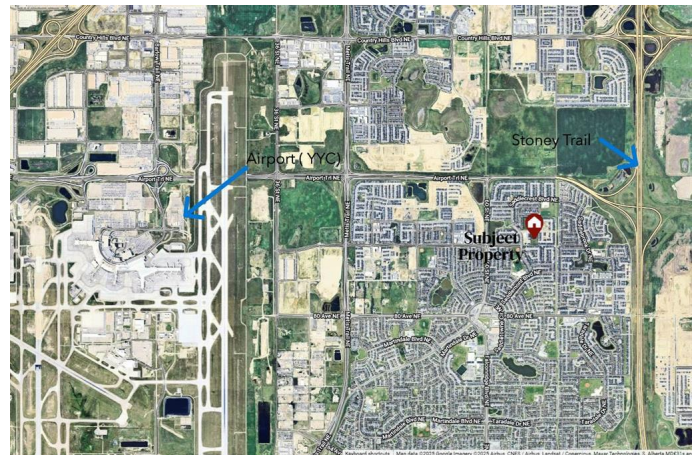
Saddle Ridge, Calgary, Alberta

!!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 | 154            |
| Zoning         | S-FUD          |

### Listing Details



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