

List Price: **\$425,000**

Association: Fort McMurray

Listing

Date:

Change:

04/10/24

-\$50k, 05-May

801 11 Avenue, Calgary T2G 0Y9

MLS®#:	A2121441	Area:	Ramsay
Status:	Pending	County:	Calgary



General Information				DOM	
Prop Type:	Residential			39	
Sub Type:	Detached			Layout	
City/Town:	Calgary	Finished Floor Are	ea	Beds:	2 (2)
Year Built:	1913	Aby Saft:	564	Baths:	1.0 (1 0)
Lot Information		Low Sqft:		Style:	Bungalow
Lot Sz Ar:	1,646 sqft	Ttl Saft:	564	-	-
Lot Shape:	· •	·			
•				Parking	_
				Ttl Park:	0
				Garage Sz:	
Access:					
Lot Feat:	Back Yard,Corner	Lot, Level, Rectangu	ılar Lot		
Park Feat:	None,On Street				

Utilities and Features

Roof:	Asphalt Shingle	Construction:	
Heating:	Forced Air,Natural Gas	Wood Frame,Wood Siding	
Sewer:		Flooring:	
Ext Feat:	Private Yard	Hardwood	
		Water Source:	
		Fnd/Bsmt:	
		Poured Concrete	
Kitchen Appl:	Dryer, Electric Stove, Range Hood, Refriger	: Stove,Range Hood,Refrigerator,Washer,Window Coverings	
Int Feat:	French Door, No Smoking Home		
Utilities:			

Room Information					
Room	Level	<u>Dimensions</u>	Room	Level	Dimensions
Living Room	Main	17`1" x 10`2"	Kitchen With Eating Area	Main	14`4" x 8`7"
Bedroom - Primary	Main	10`0" x 8`1"	Bedroom	Main	11`5" x 7`5"
Porch - Enclosed	Main	17`5" x 5`11"	3pc Bathroom	Main	
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:	A2				
			Remarks		
Pub Rmks:	of the most eclecti walking distance t strong in 2013, un new windows, kitc	c streets in the heart of the vibrant R o the Elbow River pathway, downtown touched by floodwaters or evacuatior hen enhancements, updated plumbin	Ramsay community. Say goodbye to bre n amenities, Fort Calgary, the East Villa n. Boasting a series of thoughtful upgra g and electrical systems, newer washer	akfast prep woes as R ge, Inglewood, and th des including new roo • and dryer, and dilige	ot, this charming 1913 home, is situated on one ed's Diner is a mere step away! Enjoy being e Saddle Dome. Rest assured, this home stood f (2018), a totally redone bathroom, (2021), two nt furnace maintenance, comfort and taining. Imagine the possibilities of a new
	three-story abode	with potential splendor of a west faci	ing rooftop patio, offering breathtaking	views of the cityscap	e and Elbow River. Current RC-2 zoning ntial future expansions under RCG zoning, this

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

property presents more opportunities, such as 988 square foot footprint (60% lot coverage), also with basement suite potential. Should you consider building, the City of Calgary would also CONSIDER relaxing parking requirements to zero, with your development permit application. Experience the rich heritage and vibrant atmosphere of Ramsay, with an array of dining, cafes, brewpubs, and parks just a stroll away. Embrace the neighborly charm of Inglewood and marvel at the scenic vistas from Scotsman's Hill, overlooking the Stampede Grounds and future Entertainment District. For families, Ramsay School is a mere 15-minute walk, and green line LRT coming...rounding out the appeal of this unique property. With its distinctive character and unbeatable location, this home is truly a one-of-a-kind treasure.



N/A

Royal LePage Benchmark

Inclusions:

Property Listed By:



Don't let this opportunity slip away-transform it into your dream haven today!

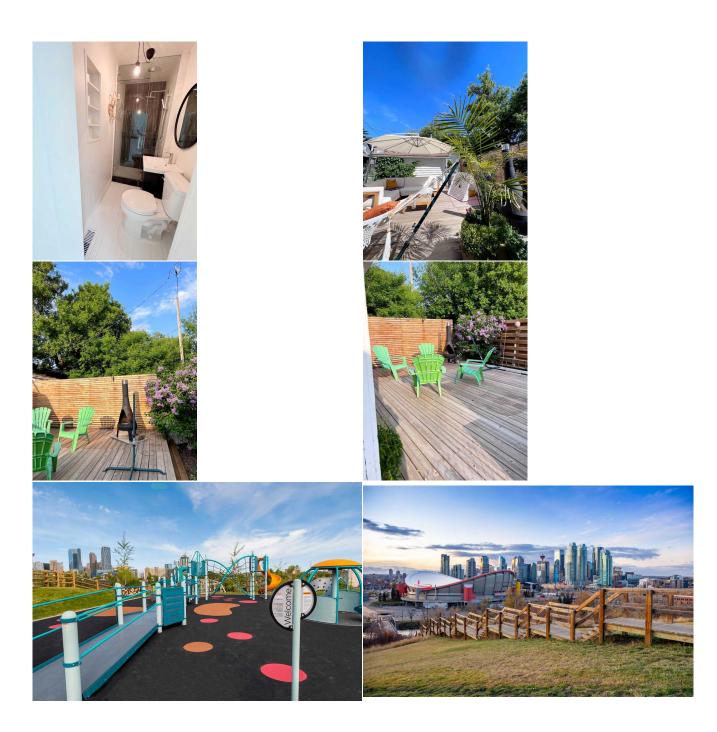
















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BREWING



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