



THE
A-TEAM

**RE/MAX
FIRST**

1302 11 Avenue, Calgary T2G0Z5

MLS® #: **A2124682**

Area: **Inglewood**

Listing Date: **04/22/24**

List Price: **\$1,449,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **7,521 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,771**
Low Sqft:
Ttl Sqft: **1,771**

DOM

27

Layout

Beds: **6 (5 1)**
Baths: **4.0 (4 0)**
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard, City Lot, Corner Lot, Level**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **Laminate Counters, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
3pc Bathroom	Lower	
Living Room	Main	11`11" x 10`8"
Kitchen	Main	11`10" x 7`10"
Bedroom - Primary	Main	15`9" x 10`3"
Bedroom	Main	11`7" x 11`2"
Bedroom	Main	11`10" x 10`6"

Room	Level	Dimensions
4pc Bathroom	Main	
3pc Bathroom	Lower	
Living Room	Main	12`4" x 18`7"
Kitchen	Main	12`5" x 13`0"
Bedroom - Primary	Main	18`9" x 8`4"
Bedroom	Main	8`8" x 9`3"
Bedroom	Lower	8`9" x 13`3"

Den	Lower	8`8" x 12`4"	Hobby Room	Lower	10`1" x 6`2"
Game Room	Lower	18`6" x 26`11"	Game Room	Lower	10`9" x 10`9"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		MU-1f2.0h14			
Legal Desc:		A3		Remarks	
Pub Rmks:		"Investor Alert": Both A and B sides of the side-by-side FULL DUPLEX at 1302, 11 Avenue SE Calgary, for sale in Inglewood. Great Large Corner Lot property, with a beautiful City skyline view, zoned for Mixed-Use (super close to Downtown) with excellent redevelopment opportunities with numerous possibilities. Side A has a Living Room, Kitchen/ Dining, 2 Bedrooms and a 4 pc Full Bathroom on the Main Level and a Rec Room, 3 pc Full Bathroom, storage and Laundry in the Basement. Side B has a Living Room, Kitchen/Dining, 3 Bedrooms, and a 4 Pc Full Bathroom on the Main Level and a large Rec room, Bar, 4th Bedroom, a 3 pc Full Bathroom, and laundry in the basement. There is a large detached single-car garage with a workshop area. The location is ideal with all amenities close by.			
Inclusions:		N/A			
Property Listed By:		AM/PM Properties			

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













