



THE
A-TEAM

**RE/MAX
FIRST**

11205/11207 11 Street, Calgary T2W 0H4

MLS® #: **A2126343**

Area: **Southwood**

Listing Date: **04/25/24**

List Price: **\$919,900**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar: **7,071 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,107**

Low Sqft:

Ttl Sqft: **2,107**

DOM

24

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bi-Level, Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane, Back Yard, Lawn, Interior Lot, Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Linoleum, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	9`9" x 7`10"
Bedroom	Main	9`6" x 9`4"
Kitchen	Main	10`11" x 17`2"
Bedroom	Basement	9`0" x 11`2"
Furnace/Utility Room	Basement	10`6" x 9`5"
Living Room	Main	16`4" x 10`1"

Room	Level	Dimensions
Bedroom	Main	12`10" x 8`4"
Dining Room	Main	12`4" x 7`0"
Bedroom - Primary	Main	16`4" x 10`1"
Game Room	Basement	12`8" x 19`7"
Storage	Basement	10`6" x 9`5"
3pc Bathroom	Basement	4`10" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

6300JK

Remarks

Pub Rmks:

Here is a wonderful, full side x side duplex (one title), on a 58x122 ft-7071 sq ft, R-C2 lot, in "West" Southwood, which is a fabulous location. Each side of the duplex is approximately 1050 sq ft above grade and has 3 bedrooms, 1 bathroom up, fully developed basements with an additional bathroom and single under drive garages. 11207 side- renovated in 2017- new complete kitchen and appliances, new upper bathroom, all new flooring, fresh paint, new furnace and hot water tank. check out the virtual tour. 11205 side- Pretty much original, well kept by a 25 year tenant, new hot water tank last year. New concrete steps and sidewalks on both sides This construction style and floor plan make for very easy suite development- absorb the underdrive garages into the new suites, allowing for huge front windows and doors out to private patios in the old driveways and makes for new 2-3 bedroom lower suites. Build a 4-5 single stall garage off the back lane. The excellent tenants on both sides would be happy to stay on with a new owner. This is a good one!

Inclusions:
Property Listed By:

**Electric Range x 2, Refrigerator x 2, dishwasher x 2, Washer/dryer in 11207, garage door opener x 2.
Century 21 Bamber Realty LTD.**

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











