



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1639 11 Avenue, Calgary T3C 0N3**

MLS® #: **A2126499**

Area: **Sunalta**

Listing Date: **04/26/24**

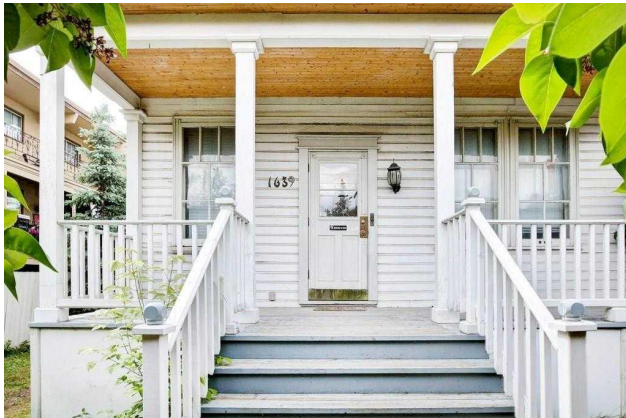
List Price: **\$1,900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**

Lot Information

Lot Sz Ar: **6,501 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,421**

Low Sqft:

Ttl Sqft: **2,421**

DOM

**23**

Layout

Beds: **9 (5 4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Corner Lot**

**Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Mixed**

Flooring:

**Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **None**

Int Feat: **No Animal Home, No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`9"</b>
<b>Den</b>	<b>Main</b>	<b>11`7" x 9`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`9" x 6`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`10" x 11`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 9`7"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>7`9" x 5`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`1" x 12`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`6" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>23`9" x 13`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`10"</b>
<b>Den</b>	<b>Second</b>	<b>11`10" x 11`7"</b>
<b>Storage</b>	<b>Third</b>	<b>8`7" x 16`2"</b>

Bedroom	Lower	11`8" x 8`10"	Bedroom	Lower	10`11" x 12`0"
Bedroom	Lower	8`3" x 13`0"	Bedroom	Lower	11`0" x 9`8"
Game Room	Lower	12`3" x 16`4"	3pc Bathroom	Lower	5`0" x 6`1"
Furnace/Utility Room	Lower	4`11" x 7`3"			

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		M-H1	
Legal Desc:	5380V		

Remarks

Pub Rmks:	<b>Attention CONDO DEVELOPERS. Prime opportunity to build 26 unit 6 floor building (Far 4). Two 25 ft lots fronting onto 11 Ave and 16 St SW Corner Lot This is zoned as MH-1 land. Across from 2 parks and a block from LRT station. Unique opportunity to own a Residential home previously used as an office for oil company. This investment has the potential for value increase as Residential or office and also as zoned highrise development land. 3000 sq ft restored building on 50ft corner lot with 7 parking spaces including 4 enclosed and heated. 14 window offices, boardroom, kitchen and 3 washrooms previously used as owner occupied office space. Located across large park from Sunalta LRT Station with extensive non-metered street parking for staff and clients. The entire building was gutted and rebuilt with new insulation, commercial grade wiring connected to underground commercial trunk line, 2 new high efficiency furnaces, AC,office sound dampening, vacuflo, roofing and eavstrough. Recently painted throughout. Please see additional remarks. Building is easily subdivided into individual floors with separate entrances and bathrooms. Good site for affordable housing.</b>
Inclusions:	none
Property Listed By:	RE/MAX Realty Professionals

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

