



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1307 11 Street, Calgary T2R 1G5**

MLS®#: **A2156584**

Area: **Beltline**

Listing Date: **08/13/24**

List Price: **\$2,900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**  
Lot Information  
Lot Sz Ar: **2,450 sqft**  
Lot Shape: **24.5x100**

Finished Floor Area

Abv Sqft: **2,990**  
Low Sqft:  
Ttl Sqft: **2,990**

DOM

**36**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting,Treed**  
Park Feat: **Alley Access,Other,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Garden,Private Entrance,Private Yard**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Softwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Humidifier,Microwave,Refrigerator,Washer**  
Int Feat: **Crown Molding,French Door,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Porch - Enclosed	Main	4`6" x 17`5"
Dining Room	Main	13`6" x 10`8"
Kitchen	Main	10`6" x 11`6"
4pc Bathroom	Main	7`4" x 5`0"
Walk-In Closet	Main	4`2" x 5`0"
Walk-In Closet	Second	8`0" x 2`8"
Bedroom - Primary	Second	12`10" x 11`4"

Room	Level	Dimensions
Foyer	Main	11`11" x 6`6"
Living Room	Main	12`0" x 14`3"
Breakfast Nook	Main	10`6" x 7`2"
Family Room	Main	11`11" x 11`4"
Balcony	Second	5`4" x 17`8"
Walk-In Closet	Second	6`6" x 3`1"
Bedroom	Second	12`8" x 10`7"

<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 10`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`5" x 6`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`6" x 5`4"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`5" x 8`1"</b>
<b>Other</b>	<b>Basement</b>	<b>18`1" x 8`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`6" x 7`1"</b>
<b>Den</b>	<b>Basement</b>	<b>6`11" x 9`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`5" x 9`3"</b>
<b>2pc Ensuite bath</b>	<b>Second</b>	<b>7`10" x 2`5"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CC-MHX**  
 Legal Desc: **A1**

Remarks

Pub Rmks: **ATTENTION INVESTORS: This city centre, 2 house package (1307 & 1309), 49x100 lot has a FAR of 5. If enacted, the special provision can increase FAR to 7. Zoned CC-MHX opens up a plethora of options to suit a developer's portfolio. Massing study completed shows an option of 9 secure units over 2 or 3 floors covering over 3300 sq ft of living per floor with 8 parking spots. Additionally, a 12 sq ft street level commercial area has been configured into the study results. The easement could be negotiated with the neighbouring building to increase the building area. Across from Connaught Elementary, walking distance to C-Train, Bow River and pathways, 17th Ave and all it's splendour and Core Shopping. The location is absolutely superb. If you are keen on holding the property in the current condition until you are ready to develop and obtain permits, you have 2 immaculately kept and updated homes to rent out at top dollar. There is a garage onsite with alley access as well as a parking pad and permit street parking. 1309 is currently being run as a licensed and permitted AirBnB. Owner is willing to cover costs of Property Management for up to 1 year. This lot comprises 2 homes that must be sold together. Full disclosure of documents for both homes is available upon request. Most chattels in the homes are negotiable, possession date fully negotiable. Values provided are total values of both homes (taxes, RMS, assessment)**

Inclusions: **Most chattels in both homes are also negotiable**  
 Property Listed By: **Real Broker**

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