



THE
A-TEAM

**RE/MAX
FIRST**

1307 11 Street, Calgary T2R 1G5

MLS®#: **A2156584** Area: **Beltline** Listing **08/13/24** List Price: **\$2,300,000**
 Status: **Active** County: **Calgary** Change: **-\$600k, 02-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1912** Abv Sqft: **2,990**
Lot Information Low Sqft:
 Lot Sz Ar: **2,450 sqft** Ttl Sqft: **2,990**
 Lot Shape: **24.5x100**

DOM

130
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** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Softwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Entrance,Private Yard** 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	Room	Level	Dimensions
Porch - Enclosed	Main	4`6" x 17`5"	Foyer	Main	11`11" x 6`6"
Dining Room	Main	13`6" x 10`8"	Living Room	Main	12`0" x 14`3"
Kitchen	Main	10`6" x 11`6"	Breakfast Nook	Main	10`6" x 7`2"
4pc Bathroom	Main	7`4" x 5`0"	Family Room	Main	11`11" x 11`4"
Walk-In Closet	Main	4`2" x 5`0"	Balcony	Second	5`4" x 17`8"
Walk-In Closet	Second	8`0" x 2`8"	Walk-In Closet	Second	6`6" x 3`1"
Bedroom - Primary	Second	12`10" x 11`4"	Bedroom	Second	12`8" x 10`7"

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

Legal/Tax/Financial

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

Remarks

Pub Rmks: **ATTENTION INVESTORS: Results of massing study in documents. This city centre, 2 house package (1307 & 1309), 49x100 is zoned CC-MHX which opens up a plethora of options to suit a developer's portfolio. Massing study shows an option of 9 units over 2 or 3 floors covering over 3300 sq ft of living per floor with 8 parking spots. Additionally, a 1200 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







