



THE
A-TEAM

**RE/MAX
FIRST**

410 11 Avenue, Calgary T2E 0Z3

MLS®#: **A2160964**

Area: **Renfrew**

Listing Date: **09/27/24**

List Price: **\$410,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 04-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1914**

Finished Floor Area

Abv Sqft: **1,293**
Low Sqft:
Ttl Sqft: **1,293**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

DOM

31
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,City Lot,Rectangular Lot**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

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

Construction: **Stucco**
Flooring: **Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	3`5" x 8`11"
Living Room	Main	11`6" x 12`9"
Other	Main	6`11" x 12`10"
Bedroom - Primary	Upper	18`3" x 10`3"
Kitchen With Eating Area	Main	9`5" x 13`3"

Room	Level	Dimensions
Family Room	Main	14`10" x 10`2"
Sunroom/Solarium	Main	17`8" x 7`0"
Bedroom	Upper	11`5" x 10`0"
4pc Bathroom	Main	4`8" x 12`2"
Mud Room	Main	4`2" x 2`7"

Balcony
4pc Bathroom
Other

Upper
Upper
Basement

10`4" x 10`2"
8`3" x 6`2"
14`10" x 17`2"

Bedroom
2pc Bathroom
Other

Legal/Tax/Financial

Upper
Basement
Basement

8`8" x 11`5"
4`9" x 7`3"
12`2" x 7`6"

Title:
Fee Simple
Legal Desc:

470P

Zoning:
M-CG d72

Remarks

Pub Rmks:

Character restoration project or affordable infill lot. Built in 1914, the property presents a unique opportunity for either a historic character renovation or a fresh, modern build. With over 1,300 sq ft above grade, this home features three bedrooms on the upper level and space for two potential bathrooms. Nestled on a highly sought-after, tree-lined street in the desirable Renfrew neighborhood, it provides a fantastic opportunity to preserve its classic exterior while creating a refreshed, contemporary interior with all the modern conveniences you could want. Great location for a multifamily infill or live/work development. Home has received certified asbestos abatement with the affected plaster being stripped and removed. Services are disconnected and the home is ready for immediate renovation or demolition. Don't miss the chance to own a piece of Calgary's rich history and transform it into a home full of possibilities. Call today!

Inclusions:
Property Listed By:

N/A
Real Broker

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





