



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1309 11 Avenue, Calgary T2G0Z6**

MLS®#: **A2163363**

Area: **Inglewood**

Listing Date: **09/06/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1905**  
Lot Information  
Lot Sz Ar: **330 sqft**  
Lot Shape: **123' x 29'**

Finished Floor Area  
Abv Sqft: **1,270**  
Low Sqft:  
Ttl Sqft: **1,270**

DOM

**12**  
Layout  
Beds: **5 (3 2)**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Garden,Rectangular Lot**  
Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Siding**  
Flooring: **Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dishwasher,Garburator,Microwave,Range,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
Int Feat: **No Smoking Home,Soaking Tub,Wood Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`3" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`8" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 18`8"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>13`8" x 5`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`0" x 12`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`0" x 14`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>9`1" x 14`1"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>7`9" x 10`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`10" x 11`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 6`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`1" x 12`4"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`11" x 16`6"</b>
<b>Storage</b>	<b>Basement</b>	<b>9`2" x 9`5"</b>

**Furnace/Utility Room**  
**Bedroom**  
**Living Room**

**Basement**  
**Main**  
**Main**

**3`3" x 3`3"**  
**5`4" x 6`5"**  
**10`2" x 12`10"**

**3pc Bathroom**  
**Kitchen**

**Main**  
**Main**

**5`3" x 6`2"**  
**9`10" x 6`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**A3**

Remarks

Pub Rmks:

**Welcome to this stunning modernized heritage home, nestled in the heart of vibrant Inglewood. This exceptional property features a legal Laneway Suite and an additional (illegal) Basement Suite, offering so much versatility and income potential. Extensively renovated, this charming character home boasts fully upgraded bathrooms and a spacious chef's kitchen with butcher-block countertops, upgraded appliances, ample cabinet storage, and a beautiful ceramic single-bowl sink. The basement includes a full kitchen and two bedrooms, perfect for roommates or long-term guests, with newly upgraded laminate floors with in-floor radiant heating to keep warm and cozy throughout the winter. Enjoy the ambiance of a brightly-lit four-season sunroom that opens up to a large wooden deck and a private, picturesque south-facing backyard filled with mature trees and abundant garden space. The detached garage has been transformed into a legal one-bedroom Laneway Suite, designed for minimalist modern living and perfect as a guest suite, long-term rental, or Airbnb, providing additional income streams to help out with the mortgage. Located close to the Bow River Walk and historic Inglewood Main Street on 9th Ave, this home is within walking distance to many of Calgary's premier boutique shops, top-rated restaurants, breweries, and cafes. Additionally, the new Green Line LRT station, planned to be built mere steps away, will further enhance the convenience of this incredible location.**

Inclusions:  
Property Listed By:

**All appliances in main floor, basement, and laneway suite. All furniture negotiable.**  
**eXp Realty**

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