



THE A-TEAM

RE/MAX FIRST

404 11A Street, Calgary T2N 1Y1

MLS#: A2165727 Area: Hillhurst Listing: 10/03/24 List Price: \$1,300,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1947
Lot Information
Lot Sz Ar: 5,995 sqft
Lot Shape: 26.56m x 36.28m x 40.17m x 5.80m

DOM

3
Layout
Beds: 3 (2 1)
Baths: 1.0 (1 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Lane, Back Yard, Corner Lot, See Remarks
Park Feat: Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Int Feat: Ceiling Fan(s), See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedroom, etc. with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d72

8910062

Remarks

Pub Rmks: **Welcome to 404 11A Street NW, an original 1960s bungalow with exceptional development potential in the highly coveted Hillhurst community. Situated on a spacious 5995 sqft lot, this property offers the perfect opportunity for builders and investors looking to capitalize on the growing demand for high-end infills in one of Calgary's most desirable inner-city neighborhoods. The existing bungalow features a classic layout with a bright and inviting living space, a functional kitchen, and well-sized bedrooms, making it ideal for a rental while planning future development. Whether you envision constructing a luxurious custom home, a duplex, or a multi-unit project, the generous lot size, M-CG zoning, and prime location make this property a standout choice. Perfectly positioned on a quiet, tree-lined street, just steps away from the boutique shops, restaurants, and cafes of Kensington and the Bow River pathways, this location is also close to SAIT, the University of Calgary, downtown Calgary, and transit options. With nearby parks, schools, and recreational amenities, the area offers a vibrant lifestyle for future homeowners. Seize this rare chance to own a prime piece of real estate in Hillhurst and transform it into a unique development that complements the surrounding community. Opportunities like this don't come around often—don't let it pass you by!**

Inclusions: **NA**
Property Listed By: **Real Broker**

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







