



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1911 11 Street, Calgary T2T 3L9**

MLS®#: **A2177379**      Area: **Upper Mount Royal**      Listing Date: **11/05/24**      List Price: **\$1,175,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1915**  
Lot Information  
 Lot Sz Ar: **6,501 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,821**  
 Low Sqft:  
 Ttl Sqft: **1,821**

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame,Wood Siding**  
 Heating: **Boiler**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Garden**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`11" x 12`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>26`0" x 11`3"</b>	<b>Game Room</b>	<b>Basement</b>	<b>25`3" x 10`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>19`8" x 10`5"</b>	<b>Covered Porch</b>	<b>Main</b>	<b>17`3" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 12`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 10`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 2`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`8" x 5`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`9" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC (pre 1P2007)**

**179R**

Remarks

Pub Rmks: **This property will appeal to many buyer profiles!!! A large 50 X 130 ft. DC R-2 (pre 1P2007) zoned lot on the very edge of bustling urban life, ideal for creative redevelopment yet also a very livable two story character home, lovingly maintained for 50 years by the current owners. The home offers a functional central hall plan flanking generous sized living + dining rooms with large picture windows; the living room is made cozy with a beautiful fireplace. The fully renovated kitchen includes abundant cabinetry, a large island + professional stainless steel appliances. Hardwood floors grace the main level, while upstairs hosts three bedrooms, with the primary bedroom boasting city views. An oversized family bath includes a soaker tub, vanity + standalone shower. The undeveloped lower level is ready for customization. Just a short walk to 17th Avenue, downtown + all levels of schooling, this home + location offers prime walkability. Developers will appreciate the flat, west-facing yard with laneway access, ideal for future development. Oversized Double detached garage the garage has a large heated workspace, in addition to the carpark area, that can be used for garden tool storage, or as a greenhouse, or even as a workshop ... a real bonus + additional storage. Easily leased during any planning stages with an easy layout inside + amazing lush private lot to enjoy.**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

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









