



THE
A-TEAM

**RE/MAX
FIRST**

404 11A Street, Calgary T2N 1Y1

MLS®#: **A2184560**

Area: **Hillhurst**

Listing Date: **01/15/25**

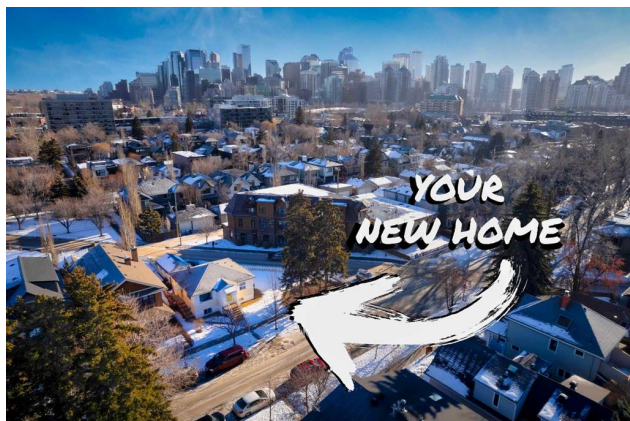
List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Finished Floor Area

Abv Sqft: **877**
Low Sqft:
Ttl Sqft: **877**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape: **26.56m x 36.28m x
40.17m x 5.80m**

DOM

7
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

| Room | Level | Dimensions |
|--------------------|-----------------|-----------------------|
| Living Room | Main | 16`5" x 13`6" |
| Dining Room | Main | 13`4" x 6`11" |
| Bedroom | Main | 10`6" x 9`9" |
| Mud Room | Main | 5`5" x 3`7" |
| Game Room | Basement | 20`10" x 13`9" |
| Pantry | Basement | 4`5" x 3`3" |

| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Kitchen | Main | 9`1" x 7`6" |
| Bedroom - Primary | Main | 12`7" x 11`7" |
| Foyer | Main | 7`3" x 3`6" |
| 4pc Bathroom | Main | 5`8" x 4`11" |
| Bedroom | Basement | 14`7" x 12`0" |
| Laundry | Basement | 16`8" x 9`8" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8910062

Zoning:
M-CG

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

