

\$2,300,000 - 1307 11 Street Sw, Calgary

MLS® #A2156584

\$2,300,000

4 Bedroom, 4.00 Bathroom, 2,991 sqft
Residential on 0.06 Acres

Beltline, Calgary, Alberta

ATTENTION INVESTORS: Results of massing study in documents. This city centre, 2 house package (1307 & 1309), 49x100 is zoned CC-MHX which opens up a plethora of options to suit a developer's portfolio. Massing study shows an option of 9 units over 2 or 3 floors covering over 3300 sq ft of living per floor with 8 parking spots. Additionally, a 1200 sq ft street level commercial area has been configured into the study results. The easement could be negotiated with the neighbouring building to increase the building area. Across from Connaught Elementary, walking distance to C-Train, Bow River and pathways, 17th Ave and all it's splendour and Core Shopping. The location is absolutely superb. If you are keen on holding the property in the current condition until you are ready to develop and obtain permits, you have 2 immaculately kept and updated homes to rent out at top dollar. There is a garage onsite with alley access as well as a parking pad and permit street parking. 1309 is currently being run as a licensed and permitted mid-term rental. Owner is willing to cover costs of Property Management for up to 1 year. This lot comprises 2 homes that must be sold together. Full disclosure of documents for both homes is available upon request. Most chattels in the homes are negotiable, possession date fully negotiable. Values provided are total values of both homes (taxes, RMS, assessment)

Built in 1912



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2156584 |
| Price | \$2,300,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,991 |
| Acres | 0.06 |
| Year Built | 1912 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1307 11 Street Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 1G5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Other, Parking Pad, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Crown Molding, French Door, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Wall/Window Unit(s) |
| Has Basement | Yes |
| Basement | Partially Finished, See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Entrance, Private Yard |
|-------------------|---|

| | |
|-----------------|---|
| Lot Description | Back Yard, Landscaped, Street Lighting, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 13th, 2024 |
| Days on Market | 251 |
| Zoning | CC-MHX |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.