



GRASSROOTS
REALTY GROUP

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1302 11 Avenue SE
Calgary, Alberta

MLS # A2241906



\$1,195,000

Division:	Inglewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,771 sq.ft.	Age:	1959 (66 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Tandem, Workshop in Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f2.0h14
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: N/A

"Investor Alert": Both sides (A and B) of the side-by-side FULL DUPLEX at 1302, 11 Avenue SE, Calgary, for sale in Inglewood. Great Large Corner Lot property, with a beautiful City skyline view, zoned for Mixed-Use (super close to Downtown), with excellent redevelopment opportunities with numerous possibilities. Side A has a Living Room, Kitchen/ Dining, 2 Bedrooms, and a 4 pc Full Bathroom on the Main Level and a Rec Room, 3 pc Full Bathroom, storage, and Laundry in the Basement. Side B has a Living Room, Kitchen/Dining, 3 Bedrooms, and a 4 Pc Full Bathroom on the Main Level and a large Rec room, Bar, 4th Bedroom, a 3 pc Full Bathroom, and laundry in the basement. There is a large detached tandem double-car garage with a workshop area. The location is ideal with all amenities super close by.