



**1522 11 Avenue SW
Calgary, Alberta**

MLS # A2271763



\$460,000

Division:	Sunalta		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	1907 (119 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Wood Windows		

Inclusions: None

Vintage two storey 1344 sq.ft. rental property with livingroom, diningroom, kitchen, three bedrooms, 4 peice bathroom, basement, front porch, balcony, lots of offstreet parking, future development site, vacant for immediate possession. Market rent \$1250 per month plus utilities. Note: there is water damage due to broken water pipes, the Seller estimates \$20,000 needed to remediate the damage. Seller prefers to sell "as is"... price reduced.