



**GRASSROOTS**  
REALTY GROUP

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**1339 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2282864**



**\$775,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** n/a

Prime Inglewood opportunity on a sought-after corner lot. Situated in one of Calgary's most iconic inner-city communities, this R-CG zoned, flat lot measures approximately 19.04 m x 24.92 m and offers exceptional potential for builders, investors, or owner-occupiers planning a future custom home. The existing 910 sq ft bungalow is currently configured as two self-contained suites (2 bedrooms / 1 bathroom up and 2 bedrooms / 1 bathroom down) and is tenant-occupied with long-term renters, providing holding income while future plans are considered. The corner lot configuration enhances design flexibility and street presence, while R-CG zoning supports a variety of redevelopment options. Located steps from Inglewood's vibrant main street, residents enjoy walkable access to boutique shops, acclaimed restaurants, breweries, parks, river pathways, and quick connections to downtown Calgary. Whether you're a developer seeking a premium infill site, an investor looking for land value with revenue, or a buyer envisioning a dream home in a historic, culture-rich neighborhood, this property represents a rare and versatile inner-city offering.