



**1302 11 Avenue SE**  
**Calgary, Alberta**

**MLS # A2295225**



**\$1,050,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,771 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Tandem, Workshop in Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Street Lighting		

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

**Inclusions:** N/A

Prime Redevelopment Opportunity in Inglewood! Positioned on a highly visible corner lot at 1302 11 Avenue SE, this full side-by-side duplex offers exceptional potential for builders and developers looking to secure a premium inner-city site just minutes from downtown Calgary. With mixed-use zoning and city skyline views, the possibilities here are extensive...redevelop, reimagine, or hold as a revenue property while planning your next project. The existing duplex provides solid holding income with two spacious units. Side A includes a functional main floor layout with living room, kitchen with dining area, two bedrooms, and a full bath, plus a developed basement with rec room, 3-piece bath, laundry, and storage. Side B features three bedrooms and a full bath upstairs, along with a fully developed basement offering a large rec room with bar, fourth bedroom, 3-piece bath, and laundry. Side B requires a renovation. A detached tandem double garage Located in one of Calgary's most sought-after inner-city communities, this property is surrounded by ongoing development and revitalization. Enjoy close proximity to the Bow River pathways, Inglewood's vibrant shops and restaurants, transit, and immediate access to the downtown core. An ideal opportunity for builders looking for a well-located site with flexible zoning and strong future upside.