



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

**MLS # A2124682**



**\$1,400,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,771 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Level		

<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>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	MU-1f2.0h14
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance		

**Inclusions:** N/A

"Investor Alert": Both A and B sides 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 single-car garage with a workshop area. The location is ideal with all amenities close by.