



1639 11 Avenue SW  
Calgary, Alberta

MLS # A2126499



**\$1,900,000**

|                  |                       |               |                    |
|------------------|-----------------------|---------------|--------------------|
| <b>Division:</b> | Sunalta               |               |                    |
| <b>Type:</b>     | Residential/House     |               |                    |
| <b>Style:</b>    | 2 Storey              |               |                    |
| <b>Size:</b>     | 2,421 sq.ft.          | <b>Age:</b>   | 1910 (114 yrs old) |
| <b>Beds:</b>     | 9                     | <b>Baths:</b> | 3                  |
| <b>Garage:</b>   | Quad or More Detached |               |                    |
| <b>Lot Size:</b> | 0.15 Acre             |               |                    |
| <b>Lot Feat:</b> | Corner Lot            |               |                    |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Wood                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed                           | <b>Zoning:</b>    | M-H1 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** none

Attention CONDO DEVELOPERS. Prime opportunity to build 26 unit 6 floor building (Far 4). Two 25 ft lots fronting onto 11 Ave and 16 St SW Corner Lot This is zoned as MH-1 land. Across from 2 parks and a block from LRT station. Unique opportunity to own a Residential home previously used as an office for oil company. This investment has the potential for value increase as Residential or office and also as zoned highrise development land. 3000 sq ft restored building on 50ft corner lot with 7 parking spaces including 4 enclosed and heated. 14 window offices, boardroom, kitchen and 3 washrooms previously used as owner occupied office space. Located across large park from Sunalta LRT Station with extensive non-metered street parking for staff and clients. The entire building was gutted and rebuilt with new insulation, commercial grade wiring connected to underground commercial trunk line, 2 new high efficiency furnaces, AC, office sound dampening, vacuflo, roofing and eavstrough. Recently painted throughout. Please see additional remarks. Building is easily subdivided into individual floors with separate entrances and bathrooms. Good site for affordable housing.