



11309 86 Street SE
Calgary, Alberta

MLS # A2161654



\$849,999

Division:	Calgary		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,334 sq.ft.	Age:	1938 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Quad or More Detached, Tandem		
Lot Size:	0.92 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Square Shaped Lot, Many Trees, See R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Laminate Counters, Open Floorplan		

Inclusions: window coverings

ATTN INVESTORS, BUSINESS OWNERS & ACREAGE SEEKERS! This property in Shepard offers a unique and versatile opportunity with 2 separately titled lots, totaling nearly an acre of land in Calgary. With the flexibility to sell off one half of the property, this location provides excellent options for future development or investment. Located less than 2 minutes from Stony Trail and 114th Avenue, the property ensures quick access to anywhere in Calgary, making it ideal for a variety of uses. This property offers endless possibilities in a sought-after area of Calgary with limited availability in this small community, especially given its proximity to surrounding businesses and infrastructure. The first half-acre features a spacious 1,334 sq ft home with a brand new roof that holds potential as a rental unit or business space. This side of the property also includes a remarkable heated shop, functioning as a 4-car tandem garage capable of accommodating two semi-trucks. The shop is equipped with 12-foot-high overhead doors and currently has a 30 AMP service, which can be upgraded to the 200 AMP service available to the house. The shop also includes a mezzanine for additional workspace or storage. The second half-acre lot features a tamped gravel yard, ideal for parking trailers, RV's etc. This versatile area is surrounded by trees, offering privacy, and is on a corner lot with spacious views, providing a secluded yet expansive feel. This property is truly one of a kind, offering multiple potential rental income streams. Whether renting out the entire lot, just the shop, the house, or specific parts of the property, the opportunities are endless. It is particularly well-suited for mechanics, truckers, and heavy equipment operators, providing ample space for large vehicles, equipment, and trailers. The community of Shepard was annexed by the City of Calgary in 2007 and

offers significant potential with its surrounding businesses and infrastructure. The S-FUD zoning allows for a wide range of uses, making the property adaptable to various needs. With a private well and septic system, ample parking for at least ten cars on the driveway, and additional storage with C-cans, this almost 1-acre property is a fantastic investment for anyone seeking space and future growth. For added convenience, you are roughly 7 minutes from the 130th Avenue shopping centers and Foothills industrial parks.