

# \$1,195,000 - 1302 11 Avenue Se, Calgary

MLS® #A2241906

**\$1,195,000**

6 Bedroom, 4.00 Bathroom, 1,771 sqft

Residential on 0.18 Acres

Inglewood, Calgary, Alberta

"Investor Alert": Both sides (A and B) 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

tandem double-car garage with a workshop area. The location is ideal with all amenities super close by.

Built in 1959

## Essential Information

MLS® #	A2241906
Price	\$1,195,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	1,771
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	1302 11 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0Z5

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Tandem, Workshop in Garage
# of Garages	1

### Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	51

Zoning

MU-1 f2.0h14

Listing Details

Listing Office

AM/PM Properties

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