# \$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







1,771 Square Footage 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 Alberta Province Postal Code T2G 0Z5

## **Amenities**

**Parking Spaces** 3

Parking Double Garage Detached, Workshop in Garage, Tandem

# 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

Finished, Full **Basement** 

### **Exterior**

Exterior Features Lighting

Lot Description Back Yard, City Lot, Corner Lot, Front Yard, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

**Poured Concrete** Foundation

#### **Additional Information**

Date Listed July 22nd, 2025

Days on Market 100 Zoning MU-1 f2.0h14

# **Listing Details**

Listing Office AM/PM Properties

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