



## 410 11 Avenue Calgary Alberta

\$410,000

Character restoration project or affordable infill lot. Built in 1914, the property presents a unique opportunity for either a historic character renovation or a fresh, modern build. With over 1,300 sq ft above grade, this home features three bedrooms on the upper level and space for two potential bathrooms. Nestled on a highly sought-after, tree-lined street in the desirable Renfrew neighborhood, it provides a fantastic opportunity to preserve its classic exterior while creating a refreshed, contemporary interior with all the modern conveniences you could want. Great location for a multifamily infill or live/work development. Home has received certified asbestos abatement with the affected plaster being stripped and removed. Services are disconnected and the home is ready for immediate renovation or demolition. Don't miss the chance to own a piece of Calgary's rich history and transform it into a home full of possibilities. Call today! (id:6769)

2pc Bathroom 4.75 Ft x 7.25 Ft

Other 14.83 Ft x 17.17 Ft

Other 12.17 Ft x 7.50 Ft

Other 3.42 Ft x 8.92 Ft

Family room 14.83 Ft x 10.17 Ft

Living room 11.50 Ft x 12.75 Ft

Sunroom 17.67 Ft x 7.00 Ft

Other 6.92 Ft x 12.83 Ft

4pc Bathroom 4.67 Ft x 12.17 Ft

Other 9.42 Ft x 13.25 Ft

Other 4.17 Ft x 2.58 Ft

Other 11.42 Ft x 10.00 Ft

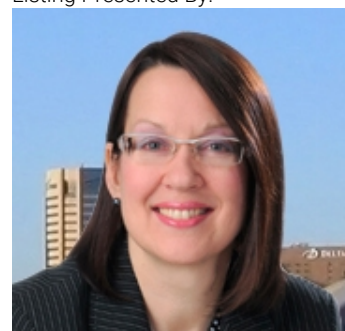
Primary Bedroom 18.25 Ft x 10.25 Ft

Other 10.33 Ft x 10.17 Ft

Bedroom 8.67 Ft x 11.42 Ft

4pc Bathroom 8.25 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.sanostante.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net