



1015 11 Street Calgary Alberta

\$4,250,000

Located in the heart of Calgary's historic Inglewood district, this remarkable mixed-use property represents both a piece of the neighbourhood's heritage and an opportunity to shape its next chapter. Inglewood, known as Calgary's oldest community, has long been a hub for independent retailers, artisans, music venues, and creative businesses. Positioned just steps from the vibrant 9th Avenue retail corridor, the property benefits from strong pedestrian activity, destination shopping, and year-round cultural events that make the area one of the city's most dynamic commercial districts. The building itself offers significant retail and commercial space across the main and lower levels, presenting a wide range of possibilities for future use. The flexible layout allows for a variety of concepts – from boutique retail, gallery or showroom space, to a hospitality venue, creative office, studio, or flagship business location. With the continued evolution of Inglewood as a destination for design, food, and culture, the commercial component of the property offers exceptional potential for an owner-operator, investor, or visionary tenant looking to establish a presence in one of Calgary's most sought-after neighbourhoods. Above the commercial space sits a luxury residential residence spanning the second, third, and fourth floors, thoughtfully designed to combine sophisticated living with the character of the surrounding community. The second level features an expansive living room, dining area, and a chef-inspired kitchen with premium finishes, complemented by an indoor-outdoor entertainment space ideal for hosting or relaxing above the energy of the street below. The third floor offers a private retreat with a lounge area, a primary bedroom with ensuite, a secondary bedroom, laundry, and a shared bathroom. The top level presents a dramatic open-concept bedroom and dressing ar...

- 2pc Bathroom 3.67 Ft x 7.08 Ft
- 2pc Bathroom 3.42 Ft x 6.75 Ft
- Kitchen 11.50 Ft x 15.83 Ft
- Living room 16.58 Ft x 17.25 Ft
- Storage 4.08 Ft x 12.67 Ft
- Sunroom 28.25 Ft x 19.42 Ft

- Primary Bedroom 12.67 Ft x 18.17 Ft
- 2pc Bathroom 5.67 Ft x 11.17 Ft
- Loft 13.92 Ft x 20.50 Ft
- Other 28.42 Ft x 19.75 Ft
- Other 24.67 Ft x 35.67 Ft
- Other 11.08 Ft x 21.92 Ft

Listing Presented By:



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4pc Bathroom 12.58 Ft x 12.08 Ft
4pc Bathroom 7.75 Ft x 12.33 Ft
Bedroom 12.50 Ft x 13.33 Ft
Family room 29.42 Ft x 17.00 Ft

Furnace 11.92 Ft x 10.58 Ft
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2pc Bathroom 7.25 Ft x 6.75 Ft