



# 1307 11 Street Calgary Alberta

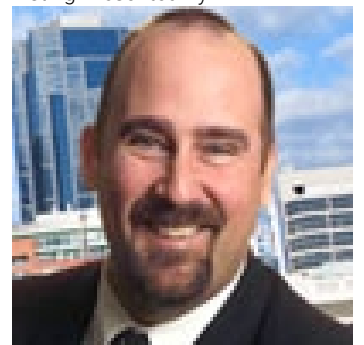
\$2,900,000

ATTENTION INVESTORS: This city centre, 2 house package (1307 & 1309), 49x100 lot has a FAR of 5. If enacted, the special provision can increase FAR to 7. Zoned CC-MHX opens up a plethora of options to suit a developer's portfolio. We are currently awaiting results of a massing study that will include a parking option. With a FAR of 7, you have the potential of 34k sq ft of area to develop. Additionally, the easement could be negotiated with the neighbouring building to increase the building area. Across from Connaught Elementary, walking distance to C-Train, Bow River and pathways, 17th Ave and all it's splendour and Core Shopping. The location is absolutely superb. If you are keen on holding the property in the current condition until you are ready to develop and obtain permits, you have 2 immaculately kept and updated homes to rent out at top dollar. There is a garage onsite with alley access as well as a parking pad and permit street parking. 1309 is currently being run as a licensed and permitted AirBnB. Owner is willing to cover costs of Property Management for up to 1 year. This lot comprises 2 homes that must be sold together. Full disclosure of documents for both homes is available upon request. Most chattels in the homes are negotiable, possession date fully negotiable. Values provided are total values of both homes (taxes, RMS, assessment) (id:6769)

- Other 5.33 Ft x 17.67 Ft
- Other 8.00 Ft x 2.67 Ft
- Other 6.50 Ft x 3.08 Ft
- Primary Bedroom 12.83 Ft x 11.33 Ft
- Bedroom 12.67 Ft x 10.58 Ft
- Bedroom 8.83 Ft x 10.75 Ft
- 4pc Bathroom 7.42 Ft x 6.50 Ft
- 2pc Bathroom 7.83 Ft x 2.42 Ft
- Laundry room 6.50 Ft x 5.33 Ft
- 3pc Bathroom 4.42 Ft x 8.08 Ft

- Other 18.08 Ft x 8.08 Ft
- Furnace 8.50 Ft x 7.08 Ft
- Den 6.92 Ft x 9.08 Ft
- Bedroom 8.42 Ft x 9.25 Ft
- Other 4.50 Ft x 17.42 Ft
- Foyer 11.92 Ft x 6.50 Ft
- Dining room 13.50 Ft x 10.67 Ft
- Living room 12.00 Ft x 14.25 Ft
- Kitchen 10.50 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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