



1339 11 Avenue Calgary Alberta

\$775,000

Prime Inglewood opportunity on a sought-after corner lot. Situated in one of Calgary's most iconic inner-city communities, this R-CG zoned, flat lot measures approximately 19.04 m x 24.92 m and offers exceptional potential for builders, investors, or owner-occupiers planning a future custom home. The existing 910 sq ft bungalow is currently configured as two self-contained suites (2 bedrooms / 1 bathroom up and 2 bedrooms / 1 bathroom down) and is tenant-occupied with long-term renters, providing holding income while future plans are considered. The corner lot configuration enhances design flexibility and street presence, while R-CG zoning supports a variety of redevelopment options. Located steps from Inglewood's vibrant main street, residents enjoy walkable access to boutique shops, acclaimed restaurants, breweries, parks, river pathways, and quick connections to downtown Calgary. Whether you're a developer seeking a premium infill site, an investor looking for land value with revenue, or a buyer envisioning a dream home in a historic, culture-rich neighborhood, this property represents a rare and versatile inner-city offering (id:6769)

4pc Bathroom 6.75 Ft x 7.50 Ft

Bedroom 9.92 Ft x 8.92 Ft

Bedroom 8.92 Ft x 11.83 Ft

Dining room 6.17 Ft x 6.08 Ft

Kitchen 7.75 Ft x 11.75 Ft

Recreational, Games room 11.25 Ft x 20.33 Ft

Furnace 8.83 Ft x 7.75 Ft

4pc Bathroom 4.75 Ft x 7.83 Ft

Bedroom 9.58 Ft x 11.58 Ft

Dining room 13.83 Ft x 8.00 Ft

Kitchen 10.83 Ft x 10.83 Ft

Laundry room 10.92 Ft x 6.67 Ft

Living room 13.83 Ft x 11.00 Ft

Bedroom 9.92 Ft x 14.92 Ft

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