



## 1911 11 Street Calgary Alberta

\$1,175,000

This property will appeal to many buyer profiles!!! A large 50 X 130 ft. DC R-2 (pre 1P2007) zoned lot on the very edge of bustling urban life, ideal for creative redevelopment yet also a very livable two story character home, lovingly maintained for 50 years by the current owners. The home offers a functional central hall plan flanking generous sized living + dining rooms with large picture windows; the living room is made cozy with a beautiful fireplace. The fully renovated kitchen includes abundant cabinetry, a large island + professional stainless steel appliances. Hardwood floors grace the main level, while upstairs hosts three bedrooms, with the primary bedroom boasting city views. An oversized family bath includes a soaker tub, vanity + standalone shower. The undeveloped lower level is ready for customization. Just a short walk to 17th Avenue, downtown + all levels of schooling, this home + location offers prime walkability. Developers will appreciate the flat, west-facing yard with laneway access, ideal for future development. Oversized Double detached garage the garage has a large heated workspace, in addition to the carpark area, that can be used for garden tool storage, or as a greenhouse, or even as a workshop ... a real bonus + additional storage. Easily leased during any planning stages with an easy layout inside + amazing lush private lot to enjoy. (id:6769)

Recreational, Games room 25.25 Ft x 10.92 Ft

Laundry room 19.67 Ft x 10.42 Ft

3pc Bathroom 8.67 Ft x 5.42 Ft

Kitchen 13.00 Ft x 13.00 Ft

Dining room 15.92 Ft x 12.50 Ft

Living room 26.00 Ft x 11.25 Ft

Other 17.25 Ft x 5.58 Ft

2pc Bathroom 6.50 Ft x 2.83 Ft

Primary Bedroom 13.00 Ft x 12.50 Ft

Bedroom 11.50 Ft x 11.33 Ft

Bedroom 12.67 Ft x 10.58 Ft

4pc Bathroom 10.75 Ft x 10.00 Ft

Listing Presented By:



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