

# \$2,300,000 - 1307 11 Street Sw, Calgary

MLS® #A2156584

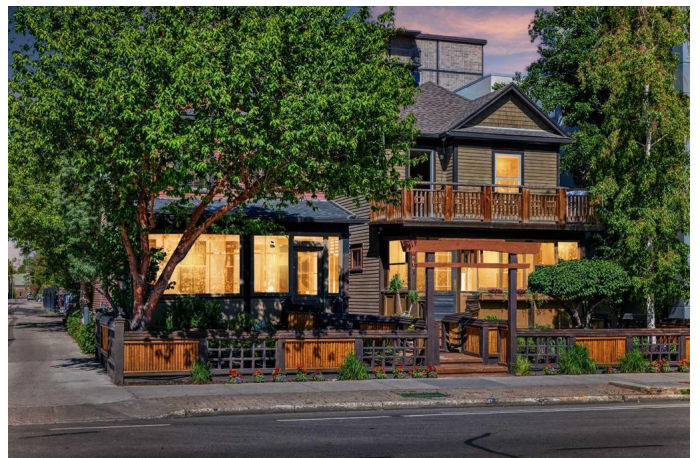
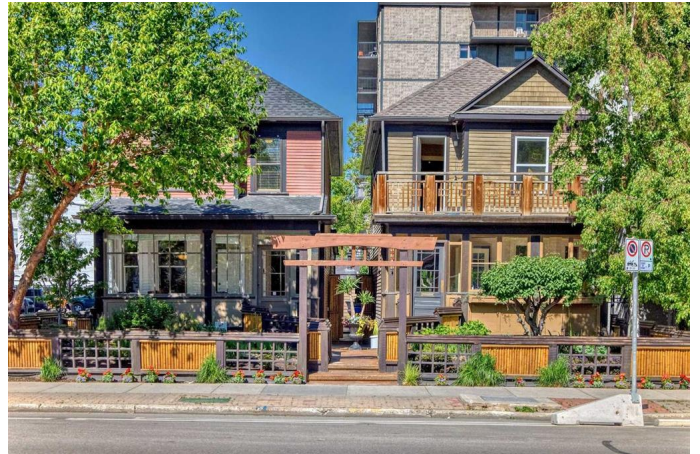
**\$2,300,000**

4 Bedroom, 4.00 Bathroom, 2,991 sqft  
Residential on 0.06 Acres

Beltline, Calgary, Alberta

**ATTENTION INVESTORS:** Results of massing study in documents. This city centre, 2 house package (1307 & 1309), 49x100 is zoned CC-MHX which opens up a plethora of options to suit a developer's portfolio. Massing study shows an option of 9 units over 2 or 3 floors covering over 3300 sq ft of living per floor with 8 parking spots. Additionally, a 1200 sq ft street level commercial area has been configured into the study results. 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 mid-term rental. 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)

Built in 1912



## Essential Information

MLS® #	A2156584
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,991
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1307 11 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1G5

## Amenities

Parking Spaces	2
Parking	Alley Access, Other, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Crown Molding, French Door, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Partially Finished, See Remarks

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance, Private Yard
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Lot Description	Back Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2024
Days on Market	240
Zoning	CC-MHX

### **Listing Details**

Listing Office	Real Broker
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