

\$614,900 - 1440a & 1440b 11 Avenue Se, Calgary

MLS® #A2107663

\$614,900

5 Bedroom, 2.00 Bathroom, 1,861 sqft
Residential on 0.05 Acres

Inglewood, Calgary, Alberta

Investment opportunity in Historic Inglewood. Unique up/down duplex with a 3-bedroom upper unit and a 2-bedroom main floor unit. Upper unit is large and bright with updated windows, laminate floors, large living/dining room, 3 bedrooms, 4-piece bath and a cozy kitchen. Charming main floor unit is completely above grade and features a covered front porch, updated windows, softwood floors, large living room, 2 bedrooms, eat-in kitchen with gas stove and an updated 3-piece bath. There is also parking for 2 cars and a common laundry area on the main level. Lots of recent updates like roof (2019), furnace (2022), windows (2018), flooring etc. This property is in a fantastic location that is a short drive or within walking distance to Downtown, Inglewood Bird Sanctuary, Calgary Zoo, Inglewood Aquatic Center, and the Bow River. Inglewood is a vibrant and eclectic community celebrated for its historic charm, artistic flair, and lively atmosphere. Inglewood offers a unique blend of trendy shops, art galleries, local eateries, and a dynamic night life. A great investment opportunity in a desirable inner-city community with a high walkable score of 75, good transit 55 and bikeable 68.

Built in 1911

Essential Information

MLS® #	A2107663
Price	\$614,900



Sold Price	\$585,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,861
Acres	0.05
Year Built	1911
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Up/Down
Status	Sold

Community Information

Address	1440a & 1440b 11 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0Z8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dryer, Electric Range, Gas Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 1st, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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