

# \$649,900 - 2612 11 Avenue Se, Calgary

MLS® #A2111589

**\$649,900**

5 Bedroom, 3.00 Bathroom, 926 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

FULLY RENOVATED PROPERTY IN THE UPCOMING NEIGHBORHOOD OF ALBERT PARK! Located on a 50X120 FT RC-2 LOT W BACK LANE - PERFECT FOR CURRENT LIVING AND FUTURE DEVELOPMENT! TONS OF UPGRADES INCLUDING - HARDIE BOARD PANEL IN THE FRONT, NEW FLOORING, NEW LIGHTING, NEW KITCHEN, NEW WASHROOMS, REC ROOM WITH WET BAR AND MORE! Offering close to 1700 SQ FT of living space with 5 BEDROOMS, 3 FULL BATHS & DETACHED DOUBLE GARAGE! This home is in a solid location - less than 10 minutes to Downtown and Max Bell Centre, easy access to schools, park, playground and walking path that leads you to ..... AMAZING FOR HOME BUYERS, INVESTORS & MORE! BUY NOW & REDEVELOP LATER!

Built in 1959

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2111589  |
| Price          | \$649,900 |
| Sold Price     | \$650,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 926       |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1959        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2612 11 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0E3                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wet Bar  |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Level, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Stucco, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2024  |
| Date Sold      | March 14th, 2024 |
| Days on Market | 7                |

|          |      |
|----------|------|
| Zoning   | R-C2 |
| HOA Fees | 0.00 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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