

# \$680,000 - 411 9 Avenue Ne, Calgary

MLS® #A2113186

**\$680,000**

2 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.11 Acres

Renfrew, Calgary, Alberta

Mixed use zoned lot, Commercial house conversion of 743.34 sq.ft. with a separate warehouse / shop/Garage that is 34' x 24.11' (845 sq.ft.) clear span with an overhead heater. Zoned Commercial Corridor 2 on a 40' x 115' lot. Tenant is on a month to month, and pays \$2100/month + Utilities. The shop/garage is vacant but is generally leased for \$1800+/month. The house features a large entrance, waiting area, 2 offices, bath, kitchen and laundry. There is a 597 sq.ft. basement for storage. The yard is secured by gated chain link fenced. Visible from Edmonton trail. Conveniently located only minutes to downtown and 16th Avenue. An excellent opportunity for small business, Medical/Chiropractic/Hair Salon/Massage clinic! C-COR2 is primarily a commercial district, but allows residential uses above the first Storey of a building, based on City of Calgary's website.

Built in 1912

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2113186  |
| Price          | \$680,000 |
| Sold Price     | \$659,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 743       |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 1912        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 411 9 Avenue Ne |
| Subdivision | Renfrew         |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2E 0V9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | None, Unfinished |

### Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                                                                |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corners Marked, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Wedge Shaped Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                                                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                     |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 7th, 2024  |
| Date Sold   | April 11th, 2024 |

|                |        |
|----------------|--------|
| Days on Market | 35     |
| Zoning         | C-COR2 |
| HOA Fees       | 0.00   |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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