

\$425,000 - 801 11 Avenue Se, Calgary

MLS® #A2121441

\$425,000

2 Bedroom, 1.00 Bathroom, 564 sqft

Residential on 0.04 Acres

Ramsay, Calgary, Alberta

Whether you are buying to live in, or build your dream home, you will appreciate this location. Nestled on a corner lot, this charming 1913 home, is situated on one of the most eclectic streets in the heart of the vibrant Ramsay community. Say goodbye to breakfast prep woes as Red's Diner is a mere step away! Enjoy being walking distance to the Elbow River pathway, downtown amenities, Fort Calgary, the East Village, Inglewood, and the Saddle Dome. Rest assured, this home stood strong in 2013, untouched by floodwaters or evacuation. Boasting a series of thoughtful upgrades including new roof (2018), a totally redone bathroom, (2021), two new windows, kitchen enhancements, updated plumbing and electrical systems, newer washer and dryer, and diligent furnace maintenance, comfort and convenience are assured. A beautiful new 360 sq. ft. deck out back (2020), is the perfect retreat and space for entertaining. Imagine the possibilities of a new three-story abode with potential splendor of a west facing rooftop patio, offering breathtaking views of the cityscape and Elbow River. Current RC-2 zoning permitting a 741 square footage footprint, (45% coverage), as well as potential for a basement suite; and with potential future expansions under RCG zoning, this property presents more opportunities, such as 988 square foot footprint (60% lot coverage), also with basement suite potential. Should you consider building, the City of Calgary would also CONSIDER relaxing parking



requirements to zero, with your development permit application. Experience the rich heritage and vibrant atmosphere of Ramsay, with an array of dining, cafes, brewpubs, and parks just a stroll away. Embrace the neighborly charm of Inglewood and marvel at the scenic vistas from Scotsman's Hill, overlooking the Stampede Grounds and future Entertainment District. For families, Ramsay School is a mere 15-minute walk, and green line LRT coming...rounding out the appeal of this unique property. With its distinctive character and unbeatable location, this home is truly a one-of-a-kind treasure. Don't let this opportunity slip awayâ€”transform it into your dream haven today!

Built in 1913

Essential Information

MLS® #	A2121441
Price	\$425,000
Sold Price	\$405,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	564
Acres	0.04
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	801 11 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 0Y9

Amenities

Parking None, On Street

Interior

Interior Features French Door, No Smoking Ho
Appliances Dryer, Electric Stove, Ran
Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Partial, Unfinished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Corner Lot, Level
Roof Asphalt Shingle
Construction Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2024
Date Sold June 1st, 2024
Days on Market 52
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark



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