

# \$410,000 - 410 11 Avenue Ne, Calgary

MLS® #A2160964

**\$410,000**

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

Character restoration project or affordable infill lot. Built in 1914, the property presents a unique opportunity for either a historic character renovation or a fresh, modern build. With over 1,300 sq ft above grade, this home features three bedrooms on the upper level and space for two potential bathrooms. Nestled on a highly sought-after, tree-lined street in the desirable Renfrew neighborhood, it provides a fantastic opportunity to preserve its classic exterior while creating a refreshed, contemporary interior with all the modern conveniences you could want. Great location for a multifamily infill or live/work development. Home has received certified asbestos abatement with the affected plaster being stripped and removed. Services are disconnected and the home is ready for immediate renovation or demolition. Don't miss the chance to own a piece of Calgary's rich history and transform it into a home full of possibilities. Call today!

Built in 1914

## Essential Information

MLS® #	A2160964
Price	\$410,000
Sold Price	\$395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,293
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	410 11 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0Z3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 27th, 2024
Date Sold	October 29th, 2024

Days on Market	32
Zoning	M-CG d72
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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