

\$849,999 - 11309 86 Street Se, Calgary

MLS® #A2161654

\$849,999

2 Bedroom, 1.00 Bathroom, 1,334 sqft
Residential on 0.77 Acres

N/A, Calgary, Alberta

ATTN INVESTORS, BUSINESS OWNERS & ACREAGE SEEKERS! This property in Shepard offers a unique and versatile opportunity with 2 separately titled lots, totaling nearly an acre of land in Calgary. With the flexibility to sell off one half of the property, this location provides excellent options for future development or investment. Located less than 2 minutes from Stony Trail and 114th Avenue, the property ensures quick access to anywhere in Calgary, making it ideal for a variety of uses. This property offers endless possibilities in a sought-after area of Calgary with limited availability in this small community, especially given its proximity to surrounding businesses and infrastructure.

The first half-acre features a spacious 1,334 sq ft home with a brand new roof that holds potential as a rental unit or business space. This side of the property also includes a remarkable heated shop, functioning as a 4-car tandem garage capable of accommodating two semi-trucks. The shop is equipped with 12-foot-high overhead doors and currently has a 30 AMP service, which can be upgraded to the 200 AMP service available to the house. The shop also includes a mezzanine for additional workspace or storage.

The second almost half-acre lot features a tamped gravel yard, ideal for parking trailers, RV's etc. This versatile area is surrounded by trees, offering privacy, and is on a corner lot with spacious views, providing a secluded yet



expansive feel.

This property is truly one of a kind, offering multiple potential rental income streams. Whether renting out the entire lot, just the shop, the house, or specific parts of the property, the opportunities are endless. It is particularly well-suited for mechanics, truckers, and heavy equipment operators, providing ample space for large vehicles, equipment, and trailers.

The community of Shepard was annexed by the City of Calgary in 2007 and offers significant potential with its surrounding businesses and infrastructure. The S-FUD zoning allows for a wide range of uses, making the property adaptable to various needs.

With a private well and septic system, ample parking for at least ten cars on the driveway, and additional storage with C-cans, this .77 acre property is a fantastic investment for anyone seeking space and future growth. For added convenience, you are roughly 7 minutes from the 130th Avenue shopping centers and Foothills industrial parks.

Built in 1938

Essential Information

MLS® #	A2161654
Price	\$849,999
Sold Price	\$860,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,334
Acres	0.77
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	11309 86 Street Se
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0A5

Amenities

Parking Spaces	50
Parking	Quad or More Detached, Tandem

Interior

Interior Features	Built-in Features, High Ceilings, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Square Shaped Lot, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 20th, 2024
Days on Market	21
Zoning	S-FUD
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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