

\$849,900 - 1309 11 Avenue Se, Calgary

MLS® #A2163363

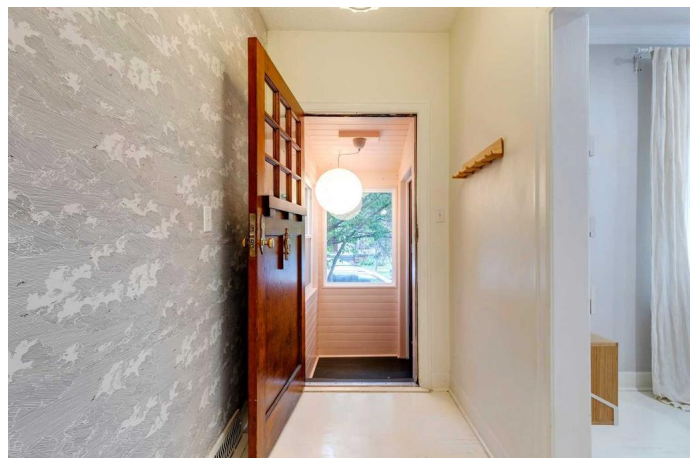
\$849,900

5 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.01 Acres

Inglewood, Calgary, Alberta

Welcome to this stunning modernized heritage home, nestled in the heart of vibrant Inglewood. This exceptional property features a legal Laneway Suite and an additional (illegal) Basement Suite, offering so much versatility and income potential. Extensively renovated, this charming character home boasts fully upgraded bathrooms and a spacious chef's kitchen with butcher-block countertops, upgraded appliances, ample cabinet storage, and a beautiful ceramic single-bowl sink. The basement includes a full kitchen and two bedrooms, perfect for roommates or long-term guests, with newly upgraded laminate floors with in-floor radiant heating to keep warm and cozy throughout the winter. Enjoy the ambiance of a brightly-lit four-season sunroom that opens up to a large wooden deck and a private, picturesque south-facing backyard filled with mature trees and abundant garden space. The detached garage has been transformed into a legal one-bedroom Laneway Suite, designed for minimalist modern living and perfect as a guest suite, long-term rental, or Airbnb, providing additional income streams to help out with the mortgage. Located close to the Bow River Walk and historic Inglewood Main Street on 9th Ave, this home is within walking distance to many of Calgary's premier boutique shops, top-rated restaurants, breweries, and cafes. Additionally, the new Green Line LRT station, planned to be built mere steps away, will further enhance the



convenience of this incredible location.

Built in 1905

Essential Information

MLS® #	A2163363
Price	\$849,900
Sold Price	\$840,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,270
Acres	0.01
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1309 11 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0Z6

Amenities

Parking Spaces	1
Parking	Driveway, Off Street

Interior

Interior Features	Wood Counters, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Garburator, Microwave, Refrigerator, Range, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Brick/Mortar

Additional Information

Date Listed	September 6th, 2024
Date Sold	November 20th, 2024
Days on Market	76
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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