

\$1,095,000 - 1911 11 Street Sw, Calgary

MLS® #A2177379

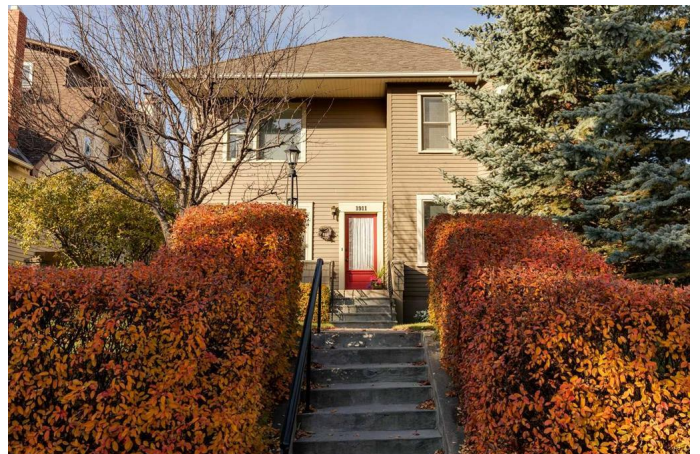
\$1,095,000

3 Bedroom, 3.00 Bathroom, 1,821 sqft
Residential on 0.15 Acres

Upper Mount Royal, Calgary, Alberta

This property will appeal to many buyer profiles!!! A large 50 X 130 ft. DC R-2 (pre 1P2007) zoned lot on the very edge of bustling urban life, ideal for creative redevelopment yet also a very livable two story character home, lovingly maintained for 50 years by the current owners. The home offers a functional central hall plan flanking generous sized living + dining rooms with large picture windows; the living room is made cozy with a beautiful fireplace. The fully renovated kitchen includes abundant cabinetry, a large island + professional stainless steel appliances. Hardwood floors grace the main level, while upstairs hosts three bedrooms, with the primary bedroom boasting city views. An oversized family bath includes a soaker tub, vanity + standalone shower. The undeveloped lower level is ready for customization. Just a short walk to 17th Avenue, downtown + all levels of schooling, this home + location offers prime walkability. Developers will appreciate the flat, west-facing yard with laneway access, ideal for future development. Oversized Double detached garage the garage has a large heated workspace, in addition to the carpark area, that can be used for garden tool storage, or as a greenhouse, or even as a workshop – a real bonus + additional storage. Easily leased during any planning stages with an easy layout inside + amazing lush private lot to enjoy.

Built in 1915



Essential Information

MLS® #	A2177379
Price	\$1,095,000
Sold Price	\$1,085,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,821
Acres	0.15
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1911 11 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3L9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Gas Cooktop, Window Coverings, Water Softener
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2024
Date Sold	November 26th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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