

**1307 11 Street SW**  
**Calgary, Alberta**

**MLS # A2156584**



**\$2,300,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,991 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Other, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Softwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, French Door, No Animal Home, No Smoking Home		

**Inclusions:** Most chattels in both homes are also negotiable

**ATTENTION INVESTORS:** Results of massing study in documents. This city centre, 2 house package (1307 & 1309), 49x100 is zoned CC-MHX which opens up a plethora of options to suit a developer's portfolio. Massing study shows an option of 9 units over 2 or 3 floors covering over 3300 sq ft of living per floor with 8 parking spots. Additionally, a 1200 sq ft street level commercial area has been configured into the study results. The easement could be negotiated with the neighbouring building to increase the building area. Across from Connaught Elementary, walking distance to C-Train, Bow River and pathways, 17th Ave and all it's splendour and Core Shopping. The location is absolutely superb. If you are keen on holding the property in the current condition until you are ready to develop and obtain permits, you have 2 immaculately kept and updated homes to rent out at top dollar. There is a garage onsite with alley access as well as a parking pad and permit street parking. 1309 is currently being run as a licensed and permitted mid-term rental. Owner is willing to cover costs of Property Management for up to 1 year. This lot comprises 2 homes that must be sold together. Full disclosure of documents for both homes is available upon request. Most chattels in the homes are negotiable, possession date fully negotiable. Values provided are total values of both homes (taxes, RMS, assessment)