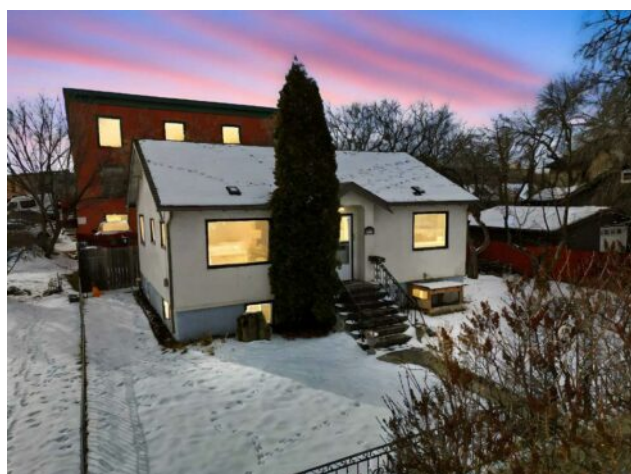


1339 11 Avenue SE
Calgary, Alberta

MLS # A2282864



\$775,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	911 sq.ft.	Age:	1945 (81 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: n/a

Prime Inglewood opportunity on a sought-after corner lot. Situated in one of Calgary's most iconic inner-city communities, this R-CG zoned, flat lot measures approximately 19.04 m x 24.92 m and offers exceptional potential for builders, investors, or owner-occupiers planning a future custom home. The existing 910 sq ft bungalow is currently configured as two self-contained suites (2 bedrooms / 1 bathroom up and 2 bedrooms / 1 bathroom down) and is tenant-occupied with long-term renters, providing holding income while future plans are considered. The corner lot configuration enhances design flexibility and street presence, while R-CG zoning supports a variety of redevelopment options. Located steps from Inglewood's vibrant main street, residents enjoy walkable access to boutique shops, acclaimed restaurants, breweries, parks, river pathways, and quick connections to downtown Calgary. Whether you're a developer seeking a premium infill site, an investor looking for land value with revenue, or a buyer envisioning a dream home in a historic, culture-rich neighborhood, this property represents a rare and versatile inner-city offering.