

\$1,195,000 - 1302 11 Avenue Se, Calgary

MLS® #A2241906

\$1,195,000

6 Bedroom, 4.00 Bathroom, 1,771 sqft

Residential on 0.18 Acres

Inglewood, Calgary, Alberta

"Investor Alert": Both sides (A and B) of the side-by-side FULL DUPLEX at 1302, 11 Avenue SE, Calgary, for sale in Inglewood. Great

Large Corner Lot property, with a beautiful City skyline view, zoned for Mixed-Use (super close to Downtown), with excellent redevelopment

opportunities with numerous possibilities. Side A has a Living Room, Kitchen/ Dining, 2 Bedrooms, and a 4 pc Full Bathroom on the Main Level and a

Rec Room, 3 pc Full Bathroom, storage, and Laundry in the Basement. Side B has a Living Room, Kitchen/Dining, 3 Bedrooms, and a 4 Pc Full

Bathroom on the Main Level and a large Rec room, Bar, 4th Bedroom, a 3 pc Full Bathroom, and laundry in the basement. There is a large detached

tandem double-car garage with a workshop area. The location is ideal with all amenities super close by.

Built in 1959

Essential Information

MLS® #	A2241906
Price	\$1,195,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	1,771
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1302 11 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0Z5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Workshop in Garage, Tandem
# of Garages	1

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	91

Zoning MU-1 f2.0h14

Listing Details

Listing Office AM/PM Properties

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.