

410 11 Avenue NE
Calgary, Alberta

MLS # A2160964



\$410,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,293 sq.ft.	Age:	1914 (110 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Character restoration project or affordable infill lot. Built in 1914, the property presents a unique opportunity for either a historic character renovation or a fresh, modern build. With over 1,300 sq ft above grade, this home features three bedrooms on the upper level and space for two potential bathrooms. Nestled on a highly sought-after, tree-lined street in the desirable Renfrew neighborhood, it provides a fantastic opportunity to preserve its classic exterior while creating a refreshed, contemporary interior with all the modern conveniences you could want. Great location for a multifamily infill or live/work development. Home has received certified asbestos abatement with the affected plaster being stripped and removed. Services are disconnected and the home is ready for immediate renovation or demolition. Don't miss the chance to own a piece of Calgary's rich history and transform it into a home full of possibilities. Call today!