



GRASSROOTS
REALTY GROUP

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1339 11 Avenue SE
Calgary, Alberta

MLS # A2316205



\$625,000

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

Rare corner lot in one of Calgary's most sought-after inner-city communities. This flat, R-CG zoned parcel measures approximately 19.04m x 24.92m (5,100+ sq ft) and offers exceptional redevelopment potential in a location where quality infill opportunities are becoming increasingly scarce. The corner configuration provides enhanced design flexibility, improved site access, additional street frontage, and the potential to create a standout project in a highly desirable neighbourhood. Whether you're planning rowhouses, townhomes, duplex development, or a custom luxury build (subject to City approvals), this site offers the zoning and dimensions builders are actively seeking. The existing bungalow is configured as two self-contained suites, providing valuable holding income while development plans are prepared. Investors and builders alike will appreciate the opportunity, while securing a premium redevelopment site for the future. Positioned just steps from Inglewood's vibrant main street, the property enjoys walkable access to restaurants, breweries, boutique shopping, parks, river pathways, and downtown Calgary. This is a rare chance to acquire a corner redevelopment parcel in one of Calgary's most established and continually evolving urban neighbourhoods. Buy and hold, redevelop immediately, or secure a premium land position in a proven inner-city market—opportunities like this are increasingly difficult to find.