

# \$875,000 - 404 11a Street Nw, Calgary

MLS® #A2184560

**\$875,000**

3 Bedroom, 1.00 Bathroom, 878 sqft

Residential on 0.14 Acres

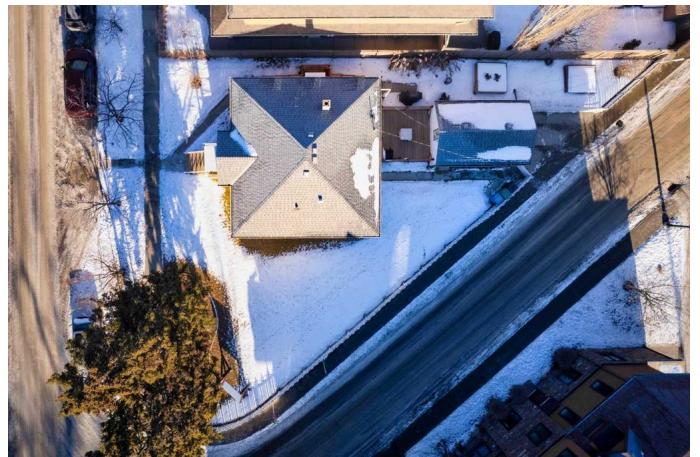
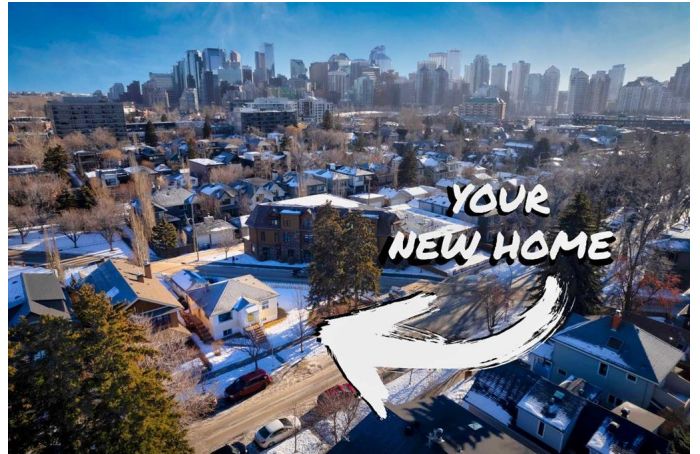
Hillhurst, Calgary, Alberta

Welcome to 404 11A Street NW, an original 1960s bungalow with exceptional development potential in the highly coveted Hillhurst community. Situated on a spacious 5995 sqft lot, this property offers the perfect opportunity for builders and investors looking to capitalize on the growing demand for high-end infills in one of Calgary's most desirable inner-city neighborhoods.

The existing bungalow features a classic layout with a bright and inviting living space, a functional kitchen, and well-sized bedrooms, making it ideal for a rental while planning future development. Whether you envision constructing a luxurious custom home, a duplex, or a multi-unit project, the generous lot size, M-CG zoning, and prime location make this property a standout choice.

Perfectly positioned on a quiet, tree-lined street, just steps away from the boutique shops, restaurants, and cafes of Kensington and the Bow River pathways, this location is also close to SAIT, the University of Calgary, downtown Calgary, and transit options. With nearby parks, schools, and recreational amenities, the area offers a vibrant lifestyle for future homeowners.

Seize this rare chance to own a prime piece of real estate in Hillhurst and transform it into a unique development that complements the surrounding community. Opportunities like this



donâ€™t come around oftenâ€”donâ€™t let it pass you by!

Built in 1947

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2184560    |
| Price          | \$875,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 878         |
| Acres          | 0.14        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 404 11a Street Nw |
| Subdivision | Hillhurst         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2N 1Y1           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                   |
| Appliances        | Dryer, Refrigerator, Washer, Electric Stove, Window Coverings |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Full, Partially Finished                                      |

**Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, See Remarks |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame, Vinyl Siding                      |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 105                |
| Zoning         | M-CG               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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