

# \$1,700,000 - 302 11 Street Nw, Calgary

MLS® #A2230301

**\$1,700,000**

2 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.17 Acres

Hillhurst, Calgary, Alberta

A PRIME INNER CITY OPPORTUNITY! Rare 60 x 125 ft lot . Huge opportunity with a M-CG zoning. With one of the best locations in the City. Property located on a tree-lined street just Minutes from vibrant shops and Restaurants. The Bungalow features 2 bedrooms up and 2 bedrooms down. 2 full bathrooms, finished basement and a 1 car detached garage. Making it an ideal hold-and-build opportunity. Rare chance to own a prime piece of real estate in Hillhurst.

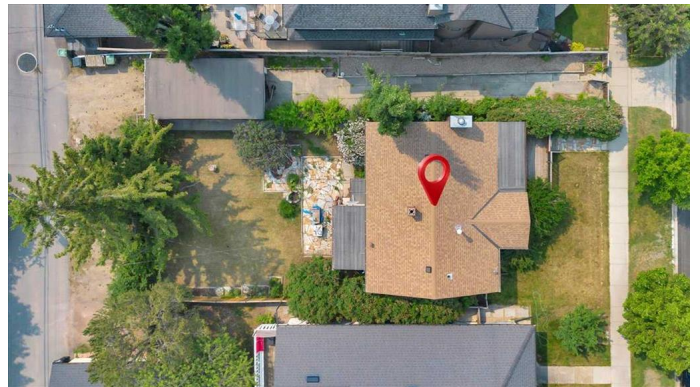
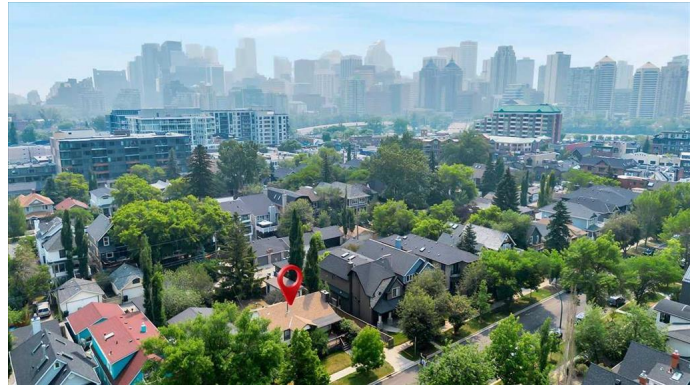
Built in 1947

## Essential Information

MLS® #	A2230301
Price	\$1,700,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.17
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	302 11 Street Nw
Subdivision	Hillhurst



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X1

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	40
Zoning	M-CG d72

### Listing Details

Listing Office	MaxWell Capital Realty
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