1309 10 Avenue SE

Calgary | Active | MLS® A2351919

$549,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1922**	**878 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Attention builders, developers, and visionary flippers! Here is your chance to secure a prime redevelopment lot or total overhaul project in the heart of trendy Inglewood/Ramsay. Located at 1309 10 Ave SE, this 880-square-foot property is the ultimate handyman special or builder's dream. The location upside here is unmatched, sitting just steps away from the future Green Line LRT station, the Calgary Zoo, craft breweries, and the vibrant boutique shopping and dining district of historic Inglewood.

This property is being sold as-is, where-is, and requires a complete down-to-the-studs renovation or a total knock-down to build a modern masterpiece on a premium inner-city lot. For the brave renovator, there are excellent silver linings to work with: the roof and furnace are newer, and original hardwood floors are waiting to be uncovered and restored beneath the carpets. Buyers must bring their tool belts and open minds, as the home was previously owned by a hoarder and has been heavily smoked in for over 50 years. Bring your dumpster, your hazmat suits, or your architect, and capitalize on this incredible real estate opportunity before it's gone!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351919
Bedrooms	3
Bathrooms	1
Year Built	1922
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	878 sq. ft.
Main Level Finished Area:	878 sq. ft.

Acreage:	No
Lot Area:	4,058 sq. ft.
Lot Frontage:	34'9"
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1922 (Age: 104)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	A3
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Inglewood
Appliances:	Dryer, Gas Stove, Refrigerator, Washer
Inclusions:	na
Restrictions:	None Known
Main Floor	Living Room · 142'3" × 12'1" ·
Main Floor	Dining Room · 12'3" × 12'2" ·
Main Floor	Eat in Kitchen · 12'3" × 11'5" ·
Main Floor	Bedroom · 10'6" × 9'6" ·
Main Floor	Bedroom - Primary · 10'8" × 9'7" ·
Lower Level	Bedroom · 13'1" × 10' ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-C2
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1309-10-avenue-se-calgary-a2351919/

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