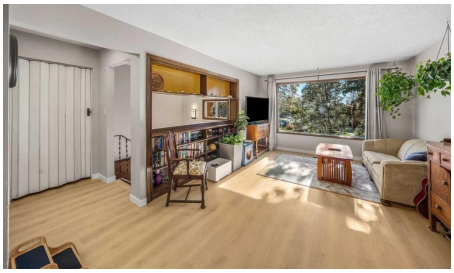
2658 11 Avenue SE

Calgary | Active | MLS® A2352774

$975,000









Year Built	Living area
1974	**1,931.93 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

INVESTMENT ALERT! THREE LEGAL RENTAL SUITES, UPDATED SIDE-BY-SIDE DUPLEX! CORNER REDEVELOPMENT LOT OVERSIZED DOUBLE GARAGE! Over 3600 sqft of developed space with 8 bedrooms and 2 Dens! Whether you're looking for a mortgage helper or an income-generating investment property with one side bringing in $3450 and extra income potential for a full additional side! This unique property in Albert Park offers an excellent combination of rental income potential, extensive recent upgrades, and future redevelopment potential. Situated on an impressive 50' x 120' corner lot on a desirable street, the property features a double detached garage, separate basement entrances, and three legal living spaces. One side offers a full bi-level home, ideal for an owner-occupant looking to offset their mortgage with rental income, while the other features an upper-level residence and a legal basement suite, providing multiple income opportunities. The property has undergone over $100,000 in recent renovations and improvements, offering added value and peace of mind for the next owner. The interiors feature modern, refreshed living spaces with contemporary finishes throughout all three units. Updates include modern wide-plank luxury vinyl flooring, fresh paint, updated lighting and window coverings, two new high-efficiency furnaces, two new hot water tanks, numerous replacement windows, and added attic insulation.

Numerous additional interior improvements further enhance the overall appeal. Numerous exterior improvements have also been completed, enhance the property's curb appeal and functionality.

Conveniently located with quick access to downtown, major roadways, transit, and everyday amenities, this is an excellent opportunity for investors seeking rental income, homeowners looking for a mortgage helper, or buyers exploring the long-term potential of a large corner lot in an established inner-city community. With three legal rental suites, modern updated interiors, substantial recent upgrades, and future redevelopment potential, this property offers exceptional versatility for both investors and owner occupants alike!

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2352774
Year Built	1974
Property Type:	Multi-Family
Property Sub Type:	Full Duplex
Transaction Type:	For Sale

Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,931.93 sq. ft.
Main Level Finished Area:	1,931.93 sq. ft.
Below Grade Finished Area:	1,700.26 sq. ft.
Lot Area:	6,006 sq. ft.
Levels:	Bi-Level
Year built:	1974 (Age: 52)
Bathrooms:	- (Full:-, Half:-)
Plan:	6722GW
Heating:	Forced Air
Basement:	Other, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, See Remarks
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, See Remarks
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Common, Double Garage Detached, Garage Door Opener, Insulated, Public Parking, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -

Laundry Features:	In Unit
City Quadrant:	Southeast
Community:	Albert Park/Radisson Heights
Inclusions:	3 REFRIGERATORS, 3 STOVES, 2 WASHERS, 3 DRYERS, 3 DISHWASHERS, 3 HOODFANS, GARAGE OPENER WITH REMOTE (S)
Restrictions:	See Remarks
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Laminate Counters, Open Floorplan, See Remarks, Storage
Exterior Features:	Other, Private Entrance, Private Yard, Storage
Lot Features:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Near Public Transit, Near Shopping Center, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2658-11-avenue-se-calgary-a2352774/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 04:05 AM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.