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1015 11 Street SE
Calgary, Alberta

MLS # A2292457



$3,850,000

Division:	Inglewood		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	9,421 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	2	**Baths:**	2 full / 7 half
Garage:	Quad or More Attached		
Lot Size:	0.26 Acre		
Lot Feat:	City Lot, No Neighbours Behind, Private, See Remarks, Street Lighting		

Heating:	Baseboard, Boiler	**Water:**	-
Floors:	Hardwood, Laminate, Linoleum	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Brick, Metal Siding	**Zoning:**	DC (pre 1P2007)
Foundation:	See Remarks	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Storage

Inclusions: NA

Located in the heart of Calgary’s historic Inglewood district, this remarkable mixed-use property represents both a piece of the neighbourhood’s heritage and an opportunity to shape its next chapter. Inglewood, known as Calgary’s oldest community, has long been a hub for independent retailers, artisans, music venues, and creative businesses. Positioned just steps from the vibrant 9th Avenue retail corridor, the property benefits from strong pedestrian activity, destination shopping, and year-round cultural events that make the area one of the city’s most dynamic commercial districts. The building itself offers significant retail and commercial space across the main and lower levels, presenting a wide range of possibilities for future use. The flexible layout allows for a variety of concepts — from boutique retail, gallery or showroom space, to a hospitality venue, creative office, studio, or flagship business location. With the continued evolution of Inglewood as a destination for design, food, and culture, the commercial component of the property offers exceptional potential for an owner-operator, investor, or visionary tenant looking to establish a presence in one of Calgary’s most sought-after neighbourhoods. Above the commercial space sits a luxury residential residence spanning the second, third, and fourth floors, thoughtfully designed to combine sophisticated living with the character of the surrounding community. The second level features an expansive living room, dining area, and a chef-inspired kitchen with premium finishes, complemented by an indoor-outdoor entertainment space ideal for hosting or relaxing above the energy of the street below. The third floor offers a private retreat with a lounge area, a primary bedroom with ensuite, a secondary bedroom, laundry, and a shared bathroom. The top level presents a dramatic

open-concept bedroom and dressing area, complete with sweeping views toward Calgary’s downtown skyline. Further enhancing the long-term value of the property is its proximity to the future Ramsay–Inglewood Green Line LRT station, which will significantly improve connectivity to downtown and surrounding communities. Combined with the continued redevelopment and investment occurring throughout the district, this location positions the property as both a compelling lifestyle residence and a strategic commercial investment. This is a rare opportunity to own a property that blends Inglewood’s historic character, a prime retail location, and exceptional mixed-use potential in one of Calgary’s most culturally rich and evolving neighbourhoods.

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