



THE
A-TEAM

**RE/MAX
FIRST**

1135 JAMIESON Avenue, Calgary T2E 0L5

MLS®#: **A2113351**

Area: **Bridgeland/Riverside**

Listing Date: **03/08/24**

List Price: **\$1,800,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**
Lot Information
Lot Sz Ar: **8,794 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,764**
Low Sqft:
Ttl Sqft: **1,764**

DOM

73
Layout
Beds: **2 (2)**
Baths: **5.0 (5 0)**
Style: **Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **8**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Landscaped,Rectangular Lot,Views**
Park Feat: **Quad or More Detached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s),Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),Laminate Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 12`7"
Kitchen	Main	13`3" x 10`1"
Family Room	Main	15`7" x 13`10"
Office	Main	10`5" x 9`1"
Sunroom/Solarium	Main	25`3" x 12`8"
4pc Bathroom	Main	
3pc Bathroom	Suite	

Room	Level	Dimensions
Dining Room	Main	17`6" x 8`11"
Bedroom - Primary	Main	15`10" x 12`4"
Bedroom	Main	13`4" x 9`10"
Great Room	Main	16`3" x 11`2"
Laundry	Main	11`5" x 7`1"
4pc Bathroom	Suite	
4pc Bathroom	Suite	

4pc Bathroom		Suite	Legal/Tax/Financial	
Title: Fee Simple		Zoning: R-C2		
Legal Desc:		8150AN	Remarks	
Pub Rmks:		One of a kind property, located on the most desirable Ave in Bridgeland. This large WALK-OUT Bung 1765 sq ft with STUNNING CITY VIEWS. Situated on two lots 24.34 meters wide. This exceptionql, property also has separate illegal self contained suites in the walk-out basement.A total of four double garages. The gross REVENUE OF \$98,1000 The main floor has a very open living space with hardwood floors. The spacious kitchen overlooks the dining room. The large master with CITY VIEWS. The main floor family room leads to a huge sunroom 314 sq ft that is not included in the main floor sq ft. Enjoy the location, close to Bridgeland shops & restaurant's, The Calgary Zoo, Bow River pathways and Downtown. ALL SHOWINGS WILL BE FOR THE MAIN FLOOR ONLY WITH 48 HOUR NOTICE.		
Inclusions:		n/a		
Property Listed By:		RE/MAX Real Estate (Mountain View)		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









