



THE
A-TEAM

**RE/MAX
FIRST**

206 11A Street, Calgary T2E 4P1

MLS® #: **A2153509** Area: **Bridgeland/Riverside** Listing Date: **07/29/24** List Price: **\$815,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1970**
Lot Information
 Lot Sz Ar: **4,897 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,050**
 Low Sqft:
 Ttl Sqft: **1,050**

DOM

51
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Private**
 Park Feat: **Alley Access,Garage Door Opener,Heated Garage,Off Street,RV Carport,RV Gated,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Dock,Fire Pit,Garden,Private Yard,Storage**

Construction: **Brick,Stucco**
 Flooring: **Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	22`5" x 13`9"	Dining Room	Main	9`11" x 8`6"
Bedroom - Primary	Main	11`11" x 10`10"	Bedroom	Main	10`2" x 9`11"
4pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"
Kitchen	Main	13`9" x 11`8"	Bedroom	Lower	12`3" x 10`9"
Bedroom	Lower	10`2" x 9`7"			

Title: **Fee Simple**
Legal Desc: **8150AN**

Zoning: **R-C2**

Remarks

Pub Rmks: **Attention Investors and Devolpers!! Here is an original raised bungalow with 44` 7" front Length, second owner with some upgrades through out such as a newer roof and upgraded windows, located In the heart of sought after inner-city community of Bridgeland. Bridgeland has been undergoing major gentrification in the past two decade and has continued to be one few neighbourhods in Calgary of which investors desire. The location of Bridgeland is perfect for both families and those who would like to work in downtown due to the close proximity. This wonderful home is located in a quiet part of the community with many trees surrounding the home. This home contains a very desirable yard, which contains various types of fruit trees. A natural gas pipe is set for heated garage and for those who like to enjoy a bbq. The land is a great opportunity for builders to construct a duplex or build a large single house. The entire house except the kitchen and bathroom consists of wood flooring. There is a hot water heating system on the main floor and basement in which both have their own thermostat that allows the resident to choose the suitable temperature. L shaped living and dining room has a built in china cabinet and mahogany panelled walls with two large windows which proves lots of natural light from the west and north sides of the property. A fantastic country kitchen with plenty of cupboards and a ceiling exhaust fan right above the stove. Two perfectly sized bedrooms in which one opens to a large 12x16 sqf. wooden deck, the other room contains a large window that provides plenty of natural light. The basement contains two rooms and a three piece bathroom. The basement has had laminated flooring done with a plethora of windows. A single heated detached garage has easy entry access from the back alley lane.**

Inclusions: **Refrigerator in basement, Gas Dryer(not hooked)**
Property Listed By: **First Place Realty**

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