

1135 JAMIESON Avenue, Calgary T2E 0L6

10/21/24 MLS®#: A2174446 Area: Bridgeland/Riverside Listing List Price: **\$1,699,000**

Status: Active Calgary None County: Change: Association: Fort McMurray

Date:

General Information

Sub Type: Detached

Year Built: Lot Information

Lot Shape:

Prop Type:

City/Town: Calgary 1956

Lot Sz Ar:

Access:

Lot Feat: Park Feat: Residential

Finished Floor Area

Abv Saft: Low Sqft:

8,794 sqft Ttl Sqft:

<u>Parking</u>

1,797

1,797

DOM

Layout

Beds:

Baths:

Style:

24

Ttl Park: 8 8 Garage Sz:

7 (25)

6.0 (6 0)

Bungalow

Alley Access, Quad or More Detached

Utilities and Features

Roof: Metal

Heating: **Forced Air**

Sewer:

Ext Feat: Balcony Construction:

Back Lane, Back Yard, Rectangular Lot

Stone, Stucco, Wood Frame

Flooring:

Hardwood, Linoleum, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: See Remarks

Int Feat: French Door, Separate Entrance, Storage, Suspended Ceiling

Utilities:

Room Information

Room <u>Level</u> Dimensions Room <u>Level</u> Dimensions **Bedroom** Lower 10`7" x 14`6" Kitchen Lower 9`4" x 8`11" **Living Room** Lower 9`5" x 6`6" 4pc Bathroom Lower 5`9" x 11`0" Storage Lower 5`5" x 5`5" 4pc Bathroom Lower 8'6" x 5'8" Kitchen Lower 12`7" x 9`9" **Bedroom** Lower 8`5" x 14`8" 5`9" x 7`6" **Living Room** Lower 12`7" x 14`8" 4pc Bathroom Lower Kitchen Lower 8'1" x 12'5" **Living Room** 13`4" x 14`3" Lower **Bedroom - Primary** Lower 9°2" x 13°6" **Bedroom** Lower 12`3" x 8`8" **Living Room** Lower 10`4" x 16`4" Furnace/Utility Room Lower 10`5" x 10`0" 11`1" x 6`0" **Furnace/Utility Room** 2`0" x 2`5" Laundry Lower Lower Kitchen Lower 13`8" x 7`8" 3pc Bathroom Lower 9`11" x 7`8"

4pc Bathroom	Lower	10`4" x 13`8"	Kitchen	Lower	10`4" x 14`5"	
Living Room	Lower	15`3" x 14`5"	Bedroom	Lower	13`8" x 15`9"	
Foyer	Lower	8`7" x 13`3"	Living Room	Main	17`10" x 12`8"	
Kitchen	Main	13`1" x 10`2"	Family Room	Main	15`6" x 13`10"	
Office	Main	10`6" x 9`0"	Sunroom/Solarium	Main	25`3" x 12`8"	
4pc Bathroom	Main		Dining Room	Main	17`5" x 9`0"	
Bedroom - Primary	Main	15`11" x 12`6"	Bedroom	Main	13`4" x 9`11"	
Great Room	Main	16`2" x 11`2"	Laundry	Main	11`6" x 7`0"	
		Legal/Tax/Financial				

Title: Zoning: Fee Simple R-CG

Legal Desc: 8150AN

Remarks

Pub Rmks:

This unique 6 unit property in the heart of Bridgeland has unobstructed city views and offers a rare opportunity for investors. Situated on a 80 x 110 ft lot on a quiet, cul de sac. This property has incredible potential for rental income and future redevelopment. The main floor, ideal to rental or to live, is a spacious 1,700 sqft with 2 bedrooms, a 4-piece bathroom, kitchen, living room, and sunroom. The other remaining 5 units are illegal suites. Unit 2 (Second Floor): A cozy 574 sqft unit featuring 1 bedroom, a 4-piece bathroom, living room, and kitchen. Unit 3 (Second Floor): Offering 596 sqft, this unit includes a bedroom, kitchen, living room, and 4-piece bathroom. Unit 4 (Lower Walk-Out Level): 623 sqft with 2 bedrooms, living room, kitchen, and 4-piece bathroom. Unit 5 (Lower Walk-Out Level): Recently updated 273 sqft studio suite with a living/bedroom, galley kitchen, and 3-piece bathroom. Unit 6 (Two-Storey): 808 sqft unit with a kitchen, living room, and 4-piece bathroom on the second floor, plus the primary bedroom on the lower walk-out level. There are 2 laundry areas and a heated greenhouse. The property also includes four double garages, with three currently rented out for additional income. This multi-unit property offers immense investment potential with its prime location, spectacular views, and steady rental opportunities.

Inclusions: 6 Fridges, 6 Stoves, Coin Washer, Coin Dryer

Property Listed By: Royal LePage Benchmark

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











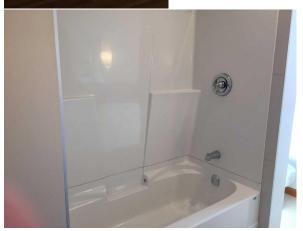














BiGUIDE























