



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1135 JAMIESON Avenue, Calgary T2E 0L6**

MLS®#: **A2174446** Area: **Bridgeland/Riverside** Listing Date: **10/21/24** List Price: **\$1,699,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1956** Abv Sqft: **1,797**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **8,794 sqft** Ttl Sqft: **1,797**  
 Lot Shape:

DOM

**61**  
Layout  
 Beds: **7 (2 5 )**  
 Baths: **6.0 (6 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Quad or More Detached**

Utilities and Features

Roof: **Metal**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **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	Level	Dimensions
Bedroom	Lower	10`7" x 14`6"
Living Room	Lower	9`5" x 6`6"
Storage	Lower	5`5" x 5`5"
Kitchen	Lower	12`7" x 9`9"
Living Room	Lower	12`7" x 14`8"
Kitchen	Lower	8`1" x 12`5"
Bedroom - Primary	Lower	9`2" x 13`6"
Living Room	Lower	10`4" x 16`4"
Laundry	Lower	11`1" x 6`0"
Kitchen	Lower	13`8" x 7`8"

Room	Level	Dimensions
Kitchen	Lower	9`4" x 8`11"
4pc Bathroom	Lower	5`9" x 11`0"
4pc Bathroom	Lower	8`6" x 5`8"
Bedroom	Lower	8`5" x 14`8"
4pc Bathroom	Lower	5`9" x 7`6"
Living Room	Lower	13`4" x 14`3"
Bedroom	Lower	12`3" x 8`8"
Furnace/Utility Room	Lower	10`5" x 10`0"
Furnace/Utility Room	Lower	2`0" x 2`5"
3pc Bathroom	Lower	9`11" x 7`8"

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

Title: **Fee Simple** Zoning: **R-CG**  
 Legal Desc: **8150AN**

Remarks

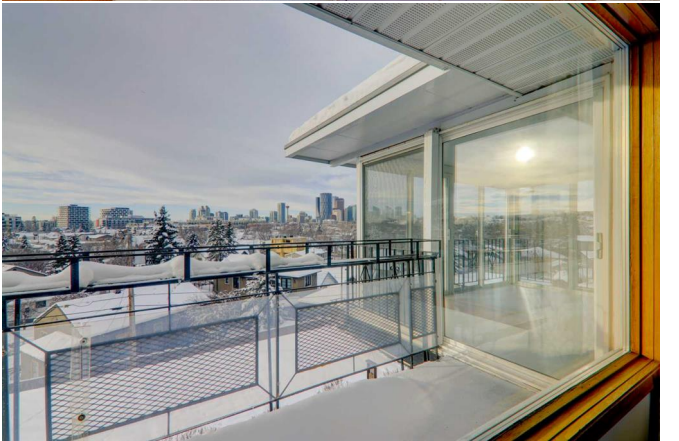
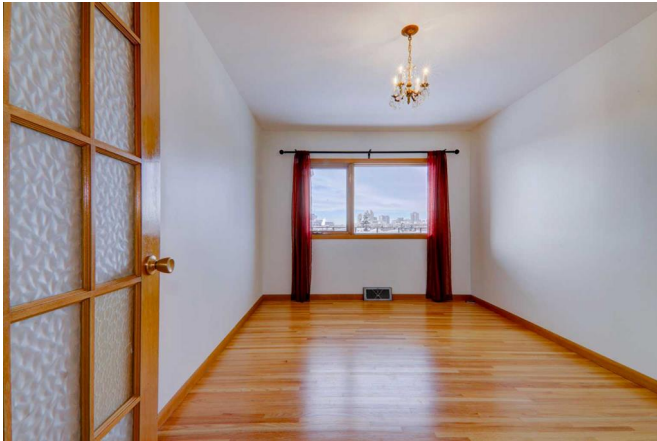
Pub Rmks: **This unique 6 unit property in the heart of Bridgeland has unobstructed city views and offers a rare opportunity for investors. Situated on a 80 x 110 ft lot on a quiet, cul de sac. This property has incredible potential for rental income and future redevelopment. The main floor, ideal to rental or to live, is a spacious 1,700 sqft with 2 bedrooms, a 4-piece bathroom, kitchen, living room, dining 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.**

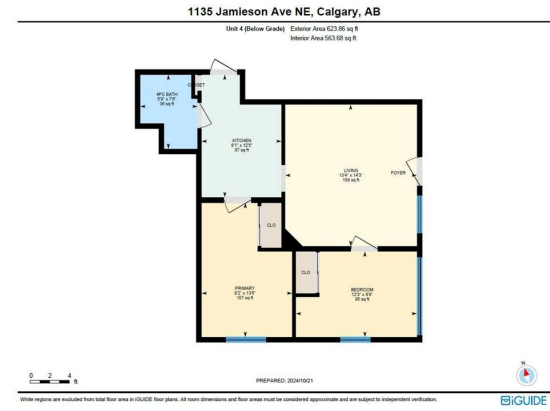
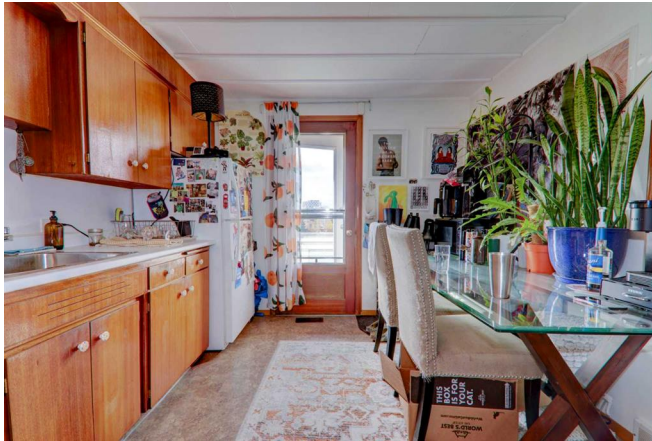
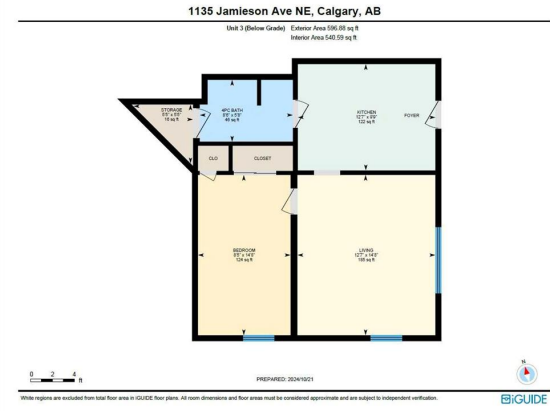
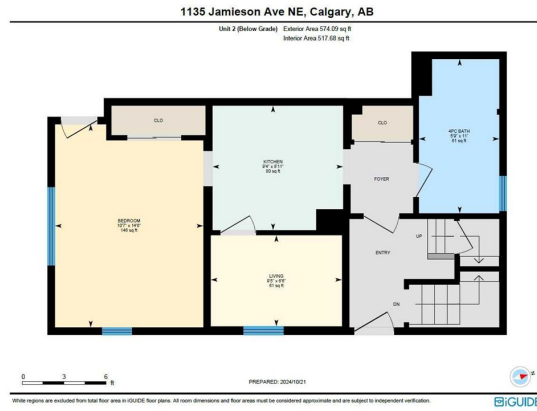
Inclusions: **6 Fridges, 6 Stoves, Coin Washer, Coin Dryer**  
 Property Listed By: **Royal LePage Benchmark**

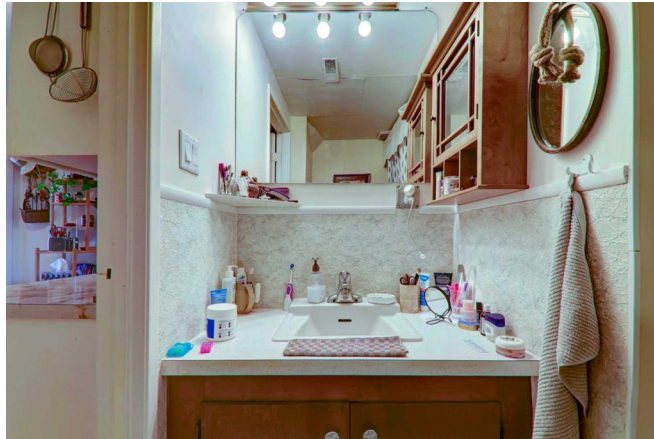
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





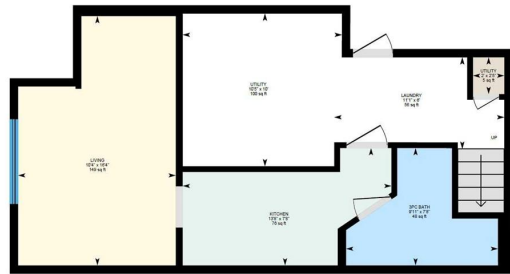






1135 Jamieson Ave NE, Calgary, AB

Unit 5 (Below Grade)    Exterior Area 366.99 sq ft  
Interior Area 313.63 sq ft  
Excluded Area 150.42 sq ft



0 3 6

PREPARED: 20241021



White regions are excluded from the floor area in SQUARE foot plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



