

212 11A Street NE
Calgary, Alberta

MLS # A2214530



\$600,000

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|------------------|---|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Up/Down, Bungalow | | |
| Size: | 841 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

| | |
|--------------------|--------------------------------|
| Heating: | Forced Air |
| Floors: | Cork, Hardwood, Laminate, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full, Suite |
| Exterior: | Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Open Floorplan |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: Refrigerator, Stove, Washer, Dryer

**** LEGAL SUITE ** ** Live up - Rent down! **** Welcome to the much desired established inner-city community of Bridgeland. This home is located on a 29.5 ft x 110 ft lot with a LEGAL suite! The main level is complete with a large living room with hardwood floors, kitchen & dining plus 2 good sized bedrooms and a 4 piece bath (and separate laundry!) The lower level is accessed from a separate side entrance & is fully finished with a kitchen, 2 more bedrooms , a 3 piece bath & laundry room! Single detached garage too! Fenced backyard and patio area! Close to Public Transit, Downtown, Parks, School & Shops!