



GRASSROOTS
REALTY GROUP

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407 11 Street NE
Calgary, Alberta

MLS # A2351800

\$890,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,484 sq.ft.	Age:	1915 (111 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, No Neighbours Behind, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Garage heater

An exceptional OPPORTUNITY in Bridgeland…. A highly desirable inner city location, a 45 foot lot with lane access in back (paved), and NO NEIGHBOURS behind. There are a variety of options here: hold and develop at a later date; maintain as a revenue property; renovate and personalize to your taste or leverage the current lease agreement and prepare to develop in the spring. This opportunity can play out in a variety of ways, what would best suit you? This is a great location in Bridgeland, a quiet, family friendly, tree-lined street, steps to the Bridgeland Market, a short stroll to the heart of Bridgeland along 1st Avenue, and a block over from a wonderful green space. The street has a number of 3 level infills… a three storey on this lot would provide DOWNTOWN CITY VIEWS – FANTASTIC! Currently, the home offers 1500+ sq ft over two levels, a WARM & BRIGHT east/west exposure, with a west facing rear deck and yard. This homes offers a spacious interior and historic charm plus an over-sized, HEATED, 2 car garage. OPPORTUNITY KNOCKS!