



GRASSROOTS
REALTY GROUP

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212 11A Street NE
Calgary, Alberta

MLS # A2214530



\$609,900

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!