



GRASSROOTS
REALTY GROUP

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406 11 Street NE
Calgary, Alberta

MLS # A2221925



\$989,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,320 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Private, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Hot Water
Floors:	Laminate, Linoleum
Roof:	Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Brick, Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Separate Entrance

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

Inclusions: 1 Refrigerator, 2 Electric Stoves, 1 Dishwasher, 2 Garage door Openers,

Welcome to this inviting 1320 square foot home in the heart of Bridgeland, perfectly positioned on a picturesque tree-lined boulevard. This owner-built, raised bungalow combines exceptional value with versatile living options. The main floor features three generous bedrooms, including a master bedroom with its own two-piece en suite, and a spacious living room flooded with natural light. Enjoy the warmth of two wood-burning, brick-facing fireplaces—one on each level. In 1981, the property was approved with a building permit for a legal three-bedroom basement suite, offering 8-foot high ceilings, large windows, and plenty of natural light—ideal for rental income or multi-generational living. Laundry facilities are conveniently located on the lower level for shared access. Outside, a double detached garage and two additional parking stalls off the back lane ensure ample parking. Just blocks from an elementary school and close to Bridgeland’s vibrant core, this 1,320 sq ft home also offers two private entrances for optimal flexibility—live on the main, rent out the lower suite, welcome extended family, or host guests. Both floors feature their own gas furnace with independent thermostat control, ensuring personalized comfort. This unique property stands out with its rare blend of functional design and investment appeal. Whether you’re looking for an assisted income opportunity, a long-term revenue property, or a comfortable, well-appointed inner-city home, don’t miss your chance to own in one of Calgary’s most sought-after neighborhoods.