



231 11A Street NE
Calgary, Alberta

MLS # A2301064



\$829,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	843 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Amazing opportunity in one of Calgary's most desirable communities. This classic Bridgeland bungalow rests on a quiet street on a 44.5 x 110 ft lot. The house has been well maintained and offers three bedrooms and one bathroom. The main floor offers a spacious living room with natural light. A traditional eat-in kitchen and main floor laundry space provides convenience and easy accessibility. Downstairs, the lower level includes a spacious recreation area with a large mechanical and storage space. The backyard has been lovingly maintained for decades with mature trees, a large deck and firepit. An abundance of open space to hold back yard BBQ's in the warm weather. Bridgeland is renowned for its vibrant village atmosphere, filled with boutique shops, cafes, and some of Calgary's best local restaurants including Shiki Menya, UNA Pizza, Blue Star Diner & more. The community offers quick access to downtown, the Calgary Zoo, St. Patrick's Island and extensive river pathways, along with excellent schools, playgrounds and convenient transit connections, making it one of the most walkable and charming inner-city neighbourhoods in Calgary. Check out the 3D Virtual Tour and book your Showing today!