



**217 11A Street NE**  
**Calgary, Alberta**

**MLS # A2138366**



**\$849,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Level, Rectangular Lot,		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Storage Shed

PURPOSE BUILT UP / DOWN DUPLEX - REGISTERED (legal) SUITE - ORIGINAL OWNER - EXCELLENT STRUCTURAL AND MECHANICAL MAINTENANCE - IDEAL BRIDGELAND LOCATION - 13.59 METERS OF FRONTAGE - WEST BACKYARD - DOUBLE GARAGE - Opportunities in Bridgeland like this are truly unique, this wonderful piece of real estate offers its second owner several real estate options - start your new life with the additional financial strength of a registered (legal) suite, a great real estate investment to rent both the upper and lower units or an opportunity for redevelopment - you can decide. The maintenance of the home is exceptional and features a newer roof, newer boiler, new flooring and gorgeous refinished hardwood floors. Wonderful floor plans in both units allow for generous primary rooms and bedrooms. The large windows throughout allow for abundant light and comfort. Enjoy the comfort of your west backyard and double garage. Come make this your new home or investment opportunity today.