



**206 11A Street NE**  
**Calgary, Alberta**

**MLS # A2153509**



**\$815,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Door Opener, Heated Garage, Off Street, RV Carport, F		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, F		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Refrigerator in basement, Gas Dryer( not hooked )

Attention Investors and Devolpers!! Here is an original raised bungalow with 44` 7" front Length, second owner with some upgrades through out such as a newer roof and upgraded windows, located In the heart of sought after inner-city community of Bridgeland. Bridgeland has been undergoing major gentrification in the past two decade and has continued to be one few neighbourhoods in Calgary of which investors desire. The location of Bridgeland is perfect for both families and those who would like to work in downtown due to the close proximity. This wonderful home is located in a quiet part of the community with many trees surrounding the home. This home contains a very desirable yard, which contains various types of fruit trees. A natural gas pipe is set for heated garage and for those who like to enjoy a bbq. The land is a great opportunity for builders to construct a duplex or build a large single house. The entire house except the kitchen and bathroom consists of wood flooring. There is a hot water heating system on the main floor and basement in which both have their own thermostat that allows the resident to choose the suitable temperature. L shaped living and dining room has a built in china cabinet and mahogany panelled walls with two large windows which proves lots of natural light from the west and north sides of the property. A fantastic country kitchen with plenty of cupboards and a ceiling exhaust fan right above the stove. Two perfectly sized bedrooms in which one opens to a large 12x16 sqf. wooden deck, the other room contains a large window that provides plenty of natural light. The basement contains two rooms and a three piece bathroom. The basement has had laminated flooring done with a plethora of windows. A single heated detached garage has easy entry access from the back alley lane.