



# 1135 Jamieson Avenue Calgary Alberta

\$1,699,000

This unique 6 unit property in the heart of Bridgeland has unobstructed city views and offers a rare opportunity for investors. Situated on a 80 x 110 ft lot on a quiet, cul de sac. This property has incredible potential for rental income and future redevelopment. The main floor, ideal to rental or to live, is a spacious 1,700 sqft with 2 bedrooms, a 4-piece bathroom, kitchen, living room, dining room, and sunroom. The other remaining 5 units are illegal suites. Unit 2 (Second Floor): A cozy 574 sqft unit featuring 1 bedroom, a 4-piece bathroom, living room, and kitchen. Unit 3 (Second Floor): Offering 596 sqft, this unit includes a bedroom, kitchen, living room, and 4-piece bathroom. Unit 4 (Lower Walk-Out Level): 623 sqft with 2 bedrooms, living room, kitchen, and 4-piece bathroom. Unit 5 (Lower Walk-Out Level): Recently updated 273 sqft studio suite with a living/bedroom, galley kitchen, and 3-piece bathroom. Unit 6 (Two-Storey): 808 sqft unit with a kitchen, living room, and 4-piece bathroom on the second floor, plus the primary bedroom on the lower walk-out level. There are 2 laundry areas and a heated greenhouse. The property also includes four double garages, with three currently rented out for additional income. This multi-unit property offers immense investment potential with its prime location, spectacular views, and steady rental opportunities. (id:6769)

Bedroom 10.58 Ft x 14.50 Ft  
 Kitchen 9.33 Ft x 8.92 Ft  
 Living room 9.42 Ft x 6.50 Ft  
 4pc Bathroom 5.75 Ft x 11.00 Ft  
 Storage 5.42 Ft x 5.42 Ft  
 4pc Bathroom 8.50 Ft x 5.67 Ft  
 Kitchen 12.58 Ft x 9.75 Ft  
 Bedroom 8.42 Ft x 14.67 Ft  
 Living room 12.58 Ft x 14.67 Ft  
 4pc Bathroom 5.75 Ft x 7.50 Ft

Kitchen 8.08 Ft x 12.42 Ft  
 Living room 13.33 Ft x 14.25 Ft  
 Primary Bedroom 9.17 Ft x 13.50 Ft  
 Bedroom 12.25 Ft x 8.67 Ft  
 Living room 10.33 Ft x 16.33 Ft  
 Furnace 10.42 Ft x 10.00 Ft  
 Laundry room 11.08 Ft x 6.00 Ft  
 Furnace 2.00 Ft x 2.42 Ft  
 Kitchen 13.67 Ft x 7.67 Ft

Listing Presented By:



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 Royal LePage Benchmark

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**Mirror**

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