



103 11A Street Calgary Alberta

\$799,900

Prime Development Opportunity in Bridgeland - Corner Lot with Endless Potential! Attention builders, developers, and investors! This incredible corner lot in the highly desirable community of Bridgeland offers endless potential. Situated on a 42' x 110' lot, this 4-bedroom, 2-bathroom home boasts 1,973 sq. ft. of developed living space, making it an excellent opportunity for redevelopment, investment, or a comfortable home close to downtown. Inside, the main floor features a spacious primary bedroom overlooking the backyard, along with a generous second bedroom. The bright living area is filled with natural light, creating a warm and inviting atmosphere. A 4-piece bathroom and a well-appointed kitchen with stainless steel appliances complete the main level. Downstairs, the basement offers two additional bedrooms, a large recreation room, ample storage space, a laundry room, and another 4-piece bathroom—perfect for extra living space or future rental opportunities. This home has been well maintained, with recent upgrades including a new furnace (2024) and a new hot water tank (2022). Outside, the west-facing backyard is fully fenced, providing privacy and a great space for outdoor enjoyment. A single detached garage adds convenience. Located in one of Calgary's most sought-after neighborhoods, this property is just minutes from downtown and close to the Calgary Zoo, Bow River, Telus Spark Science Centre, parks, playgrounds, schools, and public transit. You'll also find yourself surrounded by trendy shops, cafes, and top-rated restaurants, making it an unbeatable location. With significant redevelopment happening in the area, this is a fantastic opportunity to build your dream home, develop a multi-family property, or invest in a growing community. Call today to book your private showing! (id:6769)

4pc Bathroom 6.67 Ft x 6.08 Ft

Bedroom 18.17 Ft x 11.50 Ft

Bedroom 10.33 Ft x 12.92 Ft

Recreational, Games room 12.75 Ft x 19.92 Ft

Storage 10.17 Ft x 4.00 Ft

Storage 6.08 Ft x 7.83 Ft

Furnace 16.83 Ft x 10.25 Ft

4pc Bathroom 9.92 Ft x 6.58 Ft

Bedroom 9.83 Ft x 11.08 Ft

Kitchen 13.08 Ft x 12.83 Ft

Living room 13.00 Ft x 16.00 Ft

Primary Bedroom 10.08 Ft x 25.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

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