



1135 Jamieson Avenue Calgary Alberta

\$1,599,999

This unique 6-unit property in the heart of Bridgeland offers unobstructed city views and a rare investment opportunity. Situated on a quiet cul-de-sac on an 80 x 110 ft lot, it boasts incredible potential for rental income and future redevelopment. The main floor, perfect for rental or owner-occupancy, spans 1500 sqft and includes 2 bedrooms, a 4-piece bathroom, a kitchen, a living room, a dining room, den and a sunroom. The remaining five units are what the City of Calgary would term as an existing non-conforming status. Unit 2 (Second Floor): A 574 sqft one-bedroom suite with a 4-piece bathroom, living room, and kitchen. Unit 3 (Second Floor): A 596 sqft unit featuring a bedroom, kitchen, living room, and 4-piece bathroom..Unit 4 (Lower Walk-Out Level): A 623 sqft suite with 2 bedrooms, a living room, kitchen, and 4-piece bathroom..Unit 5 (Lower Walk-Out Level): A recently updated 273 sqft studio with a living/bedroom space, galley kitchen, and 3-piece bathroom. Unit 6 (Two-Storey): An 808 sqft unit with a kitchen, living room, and 4-piece bathroom on the second floor, plus a primary bedroom on the lower walk-out level. Additional features include four double garages, three of which are currently rented for extra income. With its prime location, stunning views, and strong rental potential, this multi-unit property is an exceptional investment. The City of Calgary has determined that 1135 Jamieson AV NE holds an existing non-conforming status for multi-family use on this parcel. (id:6769)

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca