



212 11A Street Calgary Alberta

\$609,900

**** LEGAL SUITE **** Live up - Rent down! ** Welcome to the much desired established inner-city community of Bridgeland. This home is located on a 29.5 ft x 110 ft lot with a LEGAL suite! The main level is complete with a large living room with hardwood floors, kitchen & dining plus 2 good sized bedrooms and a 4 piece bath (and separate laundry!) The lower level is accessed from a separate side entrance & is fully finished with a kitchen, 2 more bedrooms, a 3 piece bath & laundry room! Single detached garage too! Fenced backyard and patio area! Close to Public Transit, Downtown, Parks, School & Shops! (id:6769)

Kitchen 10.58 Ft x 8.50 Ft

Living room 14.58 Ft x 12.75 Ft

Laundry room 11.17 Ft x 9.17 Ft

Bedroom 11.92 Ft x 8.92 Ft

Bedroom 11.92 Ft x 8.92 Ft

3pc Bathroom 7.08 Ft x 4.58 Ft

Kitchen 10.42 Ft x 9.50 Ft

Dining room 11.42 Ft x 5.92 Ft

Living room 15.42 Ft x 9.92 Ft

Laundry room 2.17 Ft x 2.17 Ft

Primary Bedroom 11.67 Ft x 9.67 Ft

Bedroom 13.33 Ft x 9.17 Ft

4pc Bathroom 6.50 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.stevestrachan.remax.ca/>



Real Estate Professionals Inc.

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

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