



1225 2 AVENUE NE

## 1225 2 Avenue Calgary Alberta

\$650,000

AMAZING LOCATION | SOUTH-FACING BACKYARD | R-C2 ZONING | RV PARKING | REDEVELOPMENT & SUITE POTENTIAL | Welcome to 1225 2 Avenue NE, nestled in Calgary's historic Bridgeland community. This charming character home has been lovingly cared for over the years and is now ready to welcome a new family. With its R-C2 zoning and separate entrance, this property offers a wealth of possibilities for a variety of buyers. Whether you're seeking an affordable, move-in-ready home in the inner city, a prime development lot, or a rental property with suite potential, this home has it all. The main level features hardwood flooring throughout, a bright and inviting front office space, a spacious living area centred around a cozy gas fireplace, and a generous dining area highlighted by a stunning stained glass chandelier. The large kitchen is a chef's delight, perfect for preparing meals and entertaining family and friends. This level also includes a 3-piece bathroom and direct access to the expansive south-facing backyard—ideal for gardening enthusiasts. Don't miss the massive raspberry bushes; enjoy a few while you're here! Upstairs, you'll find three bedrooms and an additional 3-piece bathroom. This level offers south views of downtown and presents the potential for an even better view if the new buyer were to redevelop. Next door are some excellent examples of the possibilities of this lot when considering redevelopment. The fully developed basement, which once served as a suite, provides a perfect space for a student or teenager, complete with a full bathroom, living area, fourth bedroom, and room that could easily accommodate a small kitchen. The large backyard is a green thumb's dream and offers additional parking off the paved alley, and the sizable front yard provides parking for 2-3 more vehicles. Some updates over the years include a new gas fireplace, 40-year shingles, ...

3pc Bathroom 5.67 Ft x 5.92 Ft

Bedroom 8.75 Ft x 9.92 Ft

Kitchen 8.92 Ft x 9.00 Ft

Recreational, Games room 8.75 Ft x 11.00 Ft

4pc Bathroom Measurements not available

Dining room 7.75 Ft x 9.50 Ft

Kitchen 11.17 Ft x 9.50 Ft

Living room 13.00 Ft x 13.33 Ft

Office 12.25 Ft x 6.58 Ft

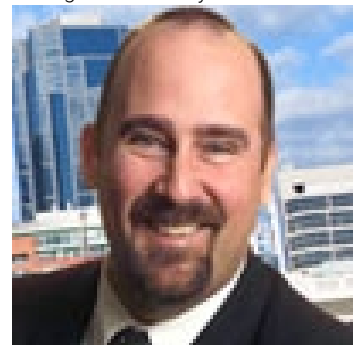
3pc Bathroom Measurements not available

Bedroom 8.42 Ft x 9.92 Ft

Bedroom 7.50 Ft x 9.92 Ft

Primary Bedroom 9.00 Ft x 9.92 Ft

Listing Presented By:



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