

# \$600,000 - 212 11a Street Ne, Calgary

MLS® #A2214530

**\$600,000**

4 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

**\*\* 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!

Built in 1959

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214530          |
| Price          | \$600,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 841               |
| Acres          | 0.07              |
| Year Built     | 1959              |
| Type           | Residential       |
| Sub-Type       | Semi Detached     |
| Style          | Bungalow, Up/Down |
| Status         | Active            |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 212 11a Street Ne    |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4P1              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                  |
| Appliances        | Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Suite                                                                     |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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