



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**1135 Jamieson Avenue NE**  
**Calgary, Alberta**

**MLS # A2174446**



**\$1,699,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	6
<b>Garage:</b>	Alley Access, Quad or More Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Separate Entrance, Storage, Suspended Ceiling		

**Inclusions:** 6 Fridges, 6 Stoves, Coin Washer, Coin Dryer

This unique 6 unit property in the heart of Bridgeland has unobstructed city views and offers a rare opportunity for investors. Situated on a 80 x 110 ft lot on a quiet, cul de sac. This property has incredible potential for rental income and future redevelopment. The main floor, ideal to rental or to live, is a spacious 1,700 sqft with 2 bedrooms, a 4-piece bathroom, kitchen, living room, dining room, and sunroom. The other remaining 5 units are illegal suites. Unit 2 (Second Floor): A cozy 574 sqft unit featuring 1 bedroom, a 4-piece bathroom, living room, and kitchen. Unit 3 (Second Floor): Offering 596 sqft, this unit includes a bedroom, kitchen, living room, and 4-piece bathroom. Unit 4 (Lower Walk-Out Level): 623 sqft with 2 bedrooms, living room, kitchen, and 4-piece bathroom. Unit 5 (Lower Walk-Out Level): Recently updated 273 sqft studio suite with a living/bedroom, galley kitchen, and 3-piece bathroom. Unit 6 (Two-Storey): 808 sqft unit with a kitchen, living room, and 4-piece bathroom on the second floor, plus the primary bedroom on the lower walk-out level. There are 2 laundry areas and a heated greenhouse. The property also includes four double garages, with three currently rented out for additional income. This multi-suite property offers immense investment potential with its prime location, spectacular views, and steady rental opportunities.