

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.