

**104 11A Street NE**  
**Calgary, Alberta**

**MLS # A2210032**



**\$779,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance		

**Inclusions:** N/A

Great investment opportunity with great potential. Large corner lot (43'x110'), R-CG zoning, legalized secondary suite, walk out basement, welcome to this single family home in convenient Bridgeland. It features hardwood flooring on the main floor, newer furnace (2022), and oversized double detached garage. Main floor has 2 good size bedrooms and full bathroom, large and sunny living room, and spacious kitchen and dining area. Walk out basement with 1 bedroom and full bathroom, large family room, and legalized kitchen suite. It has large back yard, 2 decks, and detached garage. It closes to downtown, Calgary Zoo, playground, school, restaurants, public transit, and easy access to major roads. \*\* 104 11A Street NE \*\*