1135 Jamieson Avenue NE
Calgary, Alberta

MLS # A2174446

$1,699,000

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

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

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

This unique property in the heart of Bridgeland offers a rare opportunity for investors. Situated on a 79.5 x 110 ft lot on a quiet, no-through street, this property has incredible potential for rental income and future redevelopment. The main floor (Unit 1) 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.