

\$665,000 - 419 11 Street Ne, Calgary

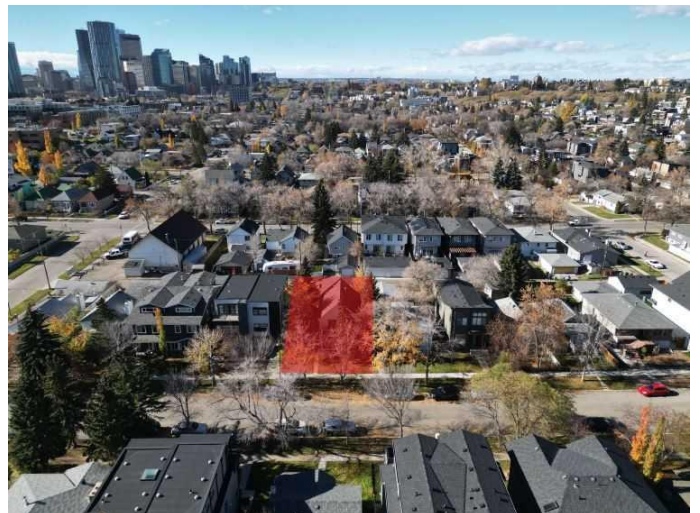
MLS® #A2089297

\$665,000

6 Bedroom, 2.00 Bathroom, 1,731 sqft
Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

Nestled on a serene, tree-lined street in Bridgeland, this property offers a unique chance to plan your dream home while enjoying a steady income stream. Ideally located within a short stroll from community landmarks including Delta West Academy, Tom Campbell Park, and Bridgeland Market, the generous 13.57m (44 1/2 ft) wide lot provides a variety of development possibilities. One of the few remaining lots on a street filled with executive homes, this property offers excellent potential for a premium detached residence or a highly sought-after semi-detached project. The existing home features two well-designed units and an oversized double garage, providing reliable rental income from long-term tenants who are eager to stay and minimizing your holding costs. A West facing backyard taking full advantage of sunsets and daylight is a premium feature to be enjoyed by present and future residents. Existing building contains two units generating \$3400/m while you plan the next phase. Don't miss this opportunity to invest in one of Calgary's most coveted communities, contact your favourite Realtor today!



Built in 1913

Essential Information

MLS® #	A2089297
Price	\$665,000

Sold Price	\$650,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,731
Acres	0.11
Year Built	1913
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Up/Down
Status	Sold

Community Information

Address	419 11 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4N5

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Oversized

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 7th, 2023
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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