

\$650,000 - 1225 2 Avenue Ne, Calgary

MLS® #A2156918

\$650,000

4 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.09 Acres

Bridgeland/Riverside, Calgary, Alberta

AMAZING LOCATION | SOUTH-FACING
BACKYARD | R-C2 ZONING | RV PARKING |
REDEVELOPMENT & SUITE POTENTIAL |

Welcome to 1225 2 Avenue NE, nestled in Calgary's historic Bridgeland community. This charming character home has been lovingly cared for over the years and is now ready to welcome a new family. With its R-C2 zoning and separate entrance, this property offers a wealth of possibilities for a variety of buyers. Whether you're seeking an affordable, move-in-ready home in the inner city, a prime development lot, or a rental property with suite potential (A secondary suite would be subject to approval and permitting by the city/municipality), this home has it all. The main level features hardwood flooring throughout, a bright and inviting front office space, a spacious living area centred around a cozy gas fireplace, and a generous dining area highlighted by a stunning stained glass chandelier. The large kitchen is a chef's delight, perfect for preparing meals and entertaining family and friends. This level also includes a 3-piece bathroom and direct access to the expansive south-facing backyard—ideal for gardening enthusiasts. Don't miss the massive raspberry bushes; enjoy a few while you're here! Upstairs, you'll find three bedrooms and an additional 3-piece bathroom.

This level offers south views of downtown and presents the potential for an even better view if the new buyer were to redevelop. Next door



are some excellent examples of the possibilities of this lot when considering redevelopment. The fully developed basement, which once served as a suite, provides a perfect space for a student or teenager, complete with a full bathroom, living area, fourth bedroom, and room that could easily accommodate a small kitchen. The large backyard is a green thumb's dream and offers additional parking off the paved alley, and the sizable front yard provides parking for 2-3 more vehicles. Some updates over the years include a new gas fireplace, 40-year shingles, flooring updates, hot water tank, and many more. The location of this home, coupled with the vibrant Bridgeland community, is unmatched in terms of amenities. You'll be within walking distance of dozens of fantastic restaurants, including Zi Pang Sushi, Made by Marcus Ice Cream, Una, Starbucks, numerous incredible Italian eateries and The Bridgeland Market, plus many more conveniences are just steps away. With a short walk to the C-Train station, a 10-minute walk to the downtown core, and access to the Bow River Pathways, this location embodies inner-city living at an affordable price point. Book your private showing today and experience all this remarkable property offers.

Built in 1929

Essential Information

MLS® #	A2156918
Price	\$650,000
Sold Price	\$636,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,145
Acres	0.09
Year Built	1929

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1225 2 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H1

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Driveway, Front Drive, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Reverse Pie Shaped Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Brick/Mortar

Additional Information

Date Listed	August 22nd, 2024
-------------	-------------------

Date Sold	September 6th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.