

# \$609,900 - 212 11a Street Ne, Calgary

MLS® #A2214530

**\$609,900**

4 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

**\*\* LEGAL SUITE \*\*    \*\* Live up - Rent down!**

**\*\*** Welcome to the much desired established inner-city community of Bridgeland. This home is located on a 29.5 ft x 110 ft lot with a LEGAL suite! The main level is complete with a large living room with hardwood floors, kitchen & dining plus 2 good sized bedrooms and a 4 piece bath (and separate laundry!) The lower level is accessed from a separate side entrance & is fully finished with a kitchen, 2 more bedrooms , a 3 piece bath & laundry room! Single detached garage too! Fenced backyard and patio area! Close to Public Transit, Downtown, Parks, School & Shops!

Built in 1959

## Essential Information

MLS® #	A2214530
Price	\$609,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Up/Down, Bungalow
Status	Active



## Community Information

Address	212 11a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4P1

## Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Open Floorplan
Appliances	Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

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

## Additional Information

Date Listed	April 29th, 2025
Days on Market	61
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.