

406 11 Street NE  
Calgary, Alberta

MLS # A2221925



**\$989,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Private, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** 1 Refrigerator, 2 Electric Stoves, 1 Dishwasher, 2 Garage door Openers,

Welcome to this inviting 1320 square foot home in the heart of Bridgeland, perfectly positioned on a picturesque tree-lined boulevard. This owner-built, raised bungalow combines exceptional value with versatile living options. The main floor features three generous bedrooms, including a master bedroom with its own two-piece en suite, and a spacious living room flooded with natural light. Enjoy the warmth of two wood-burning, brick-facing fireplaces—one on each level. In 1981, the property was approved with a building permit for a legal three-bedroom basement suite, offering 8-foot high ceilings, large windows, and plenty of natural light—ideal for rental income or multi-generational living. Laundry facilities are conveniently located on the lower level for shared access. Outside, a double detached garage and two additional parking stalls off the back lane ensure ample parking. Just blocks from an elementary school and close to Bridgeland’s vibrant core, this 1,320 sq ft home also offers two private entrances for optimal flexibility—live on the main, rent out the lower suite, welcome extended family, or host guests. Both floors feature their own gas furnace with independent thermostat control, ensuring personalized comfort. This unique property stands out with its rare blend of functional design and investment appeal. Whether you’re looking for an assisted income opportunity, a long-term revenue property, or a comfortable, well-appointed inner-city home, don’t miss your chance to own in one of Calgary’s most sought-after neighborhoods.