

House For Sale

Community of Bridgeland

\$499,900.00



Bridgeland 2 is located in the community of Bridgeland in downtown Calgary. Walk downtown in 20 minutes. The C-Train station is a five-minute walk. Off-street parking for at least two passenger vehicles.



This home features a large loft bedroom with a private balcony and a view of downtown Calgary. The perfect place to get away.



Professionally renovated in 2004 with a new kitchen
and new flooring throughout the house.



Fridge, electric stove,
a dishwasher,
stacking washer and dryer
are included.



In the clawfoot tub, you can soak up the character of this house.

Enjoy the large west-facing deck, with the large apple tree that cools off the deck with its summer shade.



Living Room



Living Room



* Ideal location for redevelopment as an executive home.
Comes with plot plan so you can begin drawing your plans immediately.

Fact Sheet:

Bridgeland 2

Address:	213 – 12 A St NE Calgary AB T2E 4R6
Legal Name:	Plan - 8150AN, Block - 141
Style:	1.5 storey
Year Built:	1929
Square Foot:	775
Square Meters:	72
Frontage:	12.5 meters (41 ft)
Depth:	33.4 “ (110 ft)
Zoning:	R-2
2010 Taxes:	\$1896.00
Details:	New kitchen cabinets, plumbing, electrical, new flooring throughout, new windows, paint

Survey for future development included. Rent this home until your plans are completed and then build your dream home.