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1135 JAMIESON AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29433


MLS ID:
A2195089

\$1,599,999



 **CORINNE LYALL**
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 Royal LePage Benchmark
 403-253-1901

 1135 Jamieson Avenue NE, Calgary , Alberta T2E 0L6

Transaction Type For Sale	Days On Market 4	Zoning R-CG
Subdivision Bridgeland/Riverside	Year Built 1956	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 8150AN
Building Area (Sq. Ft.) 1500.00	Building Area (Sq. M.) 139.35	Lot Size (Sq. Ft.) 8794
Lot Size (Acres) 0.20	Roof Other	Foundation Poured Concrete
Cooling None	Heating Forced Air,Natural Gas	Inclusions 6 fridges, 6 stoves, 2 washer, 1 dryer
Restrictions Restrictive Covenant	Reports Floor Plans,RPR Without Compliance	

This unique 6-unit property in the heart of Bridgeland offers unobstructed city views and a rare investment opportunity. Situated on a quiet cul-de-sac on an 80 x 110 ft lot, it boasts incredible potential for rental income and future redevelopment. The main floor, perfect for rental or owner-occupancy, spans 1500 sqft and includes 2 bedrooms, a 4-piece bathroom, a kitchen, a living room, a dining room, den and a sunroom. The remaining five units are what the City of Calgary would term as an existing non-conforming status. Unit 2 (Second Floor): A 574 sqft one-bedroom suite with a 4-piece bathroom, living room, and kitchen. Unit 3 (Second Floor): A 596 sqft unit featuring a bedroom, kitchen, living room, and 4-piece bathroom..Unit 4 (Lower Walk-Out Level): A 623 sqft suite with 2 bedrooms, a living room, kitchen, and 4-piece bathroom..Unit 5 (Lower Walk-Out Level): A recently updated 273 sqft studio with a living/bedroom space, galley kitchen, and 3-piece bathroom. Unit 6 (Two-Storey): An 808 sqft unit with a kitchen, living room, and 4-piece bathroom on the second floor, plus a primary bedroom on the lower walk-out level. Additional features include four double garages, three of which are currently rented for extra income. With its prime location, stunning views, and strong rental potential, this multi-unit property is an exceptional investment. The City of Calgary has determined that 1135 Jamieson AV NE holds an existing non-conforming status for multi-family use on this parcel.

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