

# \$989,900 - 406 11 Street Ne, Calgary

MLS® #A2221925

**\$989,900**

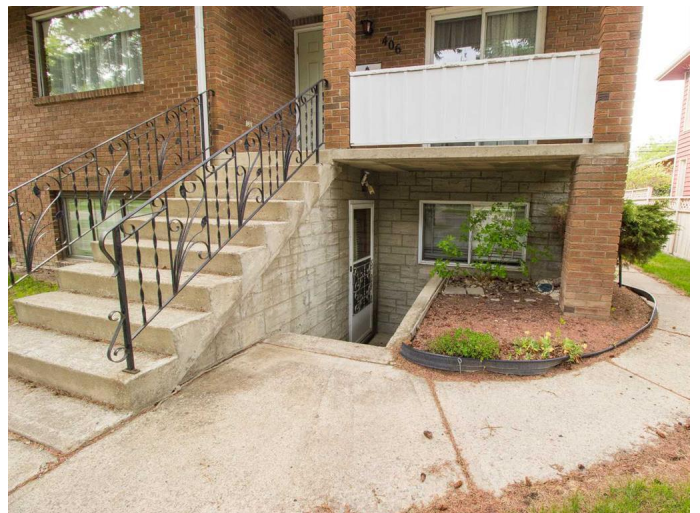
6 Bedroom, 3.00 Bathroom, 1,320 sqft  
Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

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.

Built in 1981

### Essential Information

MLS® #	A2221925
Price	\$989,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow, Up/Down
Status	Active

### Community Information

Address	406 11 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4N6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer,

	Window Coverings
Heating	Fireplace(s), Forced Air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Storage
Lot Description	City Lot, Private, Rectangular Lot
Roof	Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.