

# \$1,599,999 - 1135 Jamieson Avenue Ne, Calgary

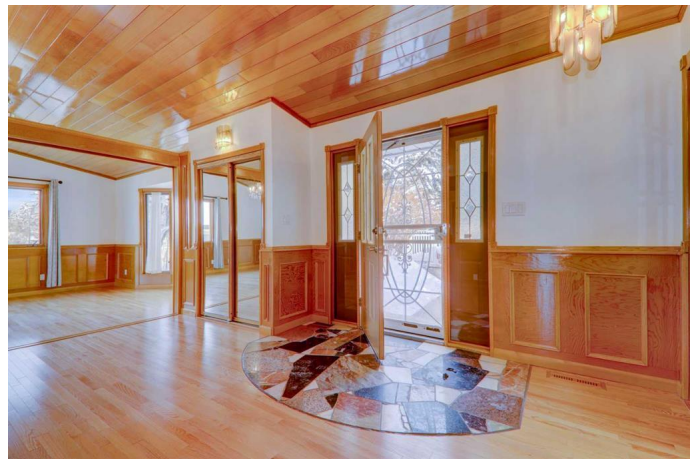
MLS® #A2195089

**\$1,599,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.20 Acres

Bridgeland/Riverside, Calgary, Alberta

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.

Built in 1956

### **Essential Information**

MLS® #	A2195089
Price	\$1,599,999
Bathrooms	0.00
Acres	0.20
Year Built	1956
Type	Commercial
Sub-Type	Multi Family
Status	Active

### **Community Information**

Address	1135 Jamieson Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0L6

### **Amenities**

Parking Spaces	8
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Roof	Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	24
Zoning	R-CG

### **Listing Details**

Listing Office

Royal LePage Benchmark

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