



THE
A-TEAM

**RE/MAX
FIRST**

218 11 Street, Calgary T2E 4N4

MLS®#: **A2083408**

Area: **Bridgeland/Riverside**

Listing Date: **11/27/24**

List Price: **\$1,225,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,090

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

2,090

Lot Sz Ar:

26,392 sqft

Lot Shape:

DOM

24

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Front Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Brick,Composite Siding,Stucco

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	49`3" x 38`3"	Kitchen	Main	55`9" x 45`11"
Dining Room	Main	42`11" x 39`8"	Bedroom - Primary	Second	43`6" x 34`5"
Walk-In Closet	Second	28`2" x 27`8"	Walk-In Closet	Second	26`6" x 13`11"
Bedroom	Second	39`4" x 39`1"	Laundry	Second	25`5" x 19`2"
Bedroom	Third	37`9" x 33`8"	Bonus Room	Third	59`1" x 56`7"

Bedroom
Game Room
4pc Bathroom
4pc Ensuite bath

Basement
Basement
Third
Second

37`9" x 36`11"
58`3" x 56`10"
0`0" x 0`0"
0`0" x 0`0"

Other
2pc Bathroom
4pc Bathroom
5pc Ensuite bath

Basement
Main
Basement
Second

23`9" x 9`10"
0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

TBV

Remarks

Pub Rmks:

Coming soon to BRIDGELAND! This stunning SEMI-DETACHED home offering a THIRD FLOOR LOFT W/ BALCONY, OVERSIZED PRIMARY SUITE, JUNIOR SUITE, & FULLY DEVELOPED BASEMENT in BRIDGELAND is sure to wow you and your family! Boasting a lavish exterior, the elegant interior finishes & upgrades all come together in this modern home, starting w/ the main floor. The main floor features wide plank-engineered white oak hardwood floors, 10-ft ceilings, & a DOUBLE DETACHED GARAGE. The chef-inspired kitchen centers on a central island & has upgraded appliances, including a gas range, a French door fridge, & a built-in wall oven. Quartz counters sit alongside a full-height backsplash w/ custom cabinetry for a highly modern aesthetic, with a large built-in pantry giving you tons of storage space. The front dining room/flex space enjoys views of the front yard through CEILING-HEIGHT PANELLED WINDOWS & a designer chandelier. After dinner, relax in the great room around the inset gas fireplace w/ custom millwork & oversized sliding patio doors onto the back deck. A rear mudroom also takes you out back, with a pocket door and built-in bench for convenience, and an elegant powder room finishes off the level with a modern vanity and designer lighting. Upstairs, the primary suite takes up half the floor for the ultimate retreat, with large windows, dual walk-in closets, and a huge, contemporary 5-pc ensuite equipped with heated tile floors, dual vanity, tiled shower, and freestanding soaker tub. The junior suite enjoys its own walk-in closet and 4-pc ensuite, with a raised 12-ft ceiling in front of the ceiling-height windows! Older kids or guests will love the freedom and quiet they get from the THIRD FLOOR LOFT bedroom, which sits next to the main 4-pc bath. The bonus room is a great rec area, with oversized sliding glass doors taking you out to a good-sized balcony, perfect for summer drinks and morning coffee. The living space doesn't end there - an additional 647 sq ft of space continues in the developed basement, with a spacious rec room, dedicated TV area, full wet bar, fourth bedroom, and another full 4-pc bathroom! The only thing that makes this home better than it already is, is the amazing location! Bridgeland is a trendy inner-city community home to several high-end homes and popular local businesses. This ideal neighbourhood is within walking/biking distance to everything Downtown and East Village offers, including access to the Bow River Pathway system, and features several nearby parks/green spaces and schools. You're steps from Murdoch Park and the Bridgeland-Riverside Community Association and only a 15-minute walk to Tom Campbell's Hill Natural Park and Off-Leash Area. Nestled away out of the hustle and bustle, this is the perfect home for families or established professionals looking to enjoy the modern amenities this home and neighbourhood offers!

Inclusions:
Property Listed By:

N/A
RE/MAX HOUSE OF REAL ESTATE

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





