



THE
A-TEAM

**RE/MAX
FIRST**

1605 11 Avenue, Calgary T2N 1H1

MLS® #: **A2132735**

Area: **Hounsfield
Heights/Briar Hill**

Listing **06/28/24**

List Price: **\$1,300,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Finished Floor Area

Abv Sqft: **1,653**

Low Sqft:

Ttl Sqft: **1,653**

Lot Information

Lot Sz Ar: **6,996 sqft**

Lot Shape:

Access:

Lot Feat: **Rectangular Lot, Treed**
Park Feat: **Double Garage Attached**

DOM

6

Layout

Beds: **4 (3 1)**

Baths: **3.0 (2 2)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting, Rain Gutters**

Construction: **Brick, Wood Frame**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Block, Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Breakfast Bar, Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`4" x 7`7"	Kitchen	Main	9`10" x 11`5"
Breakfast Nook	Main	6`8" x 7`5"	Dining Room	Main	9`7" x 10`4"
Living Room	Main	13`0" x 20`6"	Library	Main	9`9" x 10`11"
Bedroom - Primary	Main	11`0" x 14`7"	Bedroom	Main	9`1" x 11`11"
Bedroom	Main	9`10" x 10`2"	Laundry	Main	6`3" x 7`2"

1pc Bathroom	Main	2`0" x 3`6"	Bedroom	Basement	11`4" x 12`10"
Family Room	Basement	13`10" x 32`3"	Flex Space	Basement	11`6" x 12`2"
Kitchenette	Basement	9`3" x 10`6"	Office	Basement	11`3" x 17`0"
Storage	Basement	9`6" x 10`1"	Furnace/Utility Room	Basement	5`0" x 8`0"
Cold Room/Cellar	Basement	7`0" x 7`0"	4pc Bathroom	Main	7`4" x 10`11"
2pc Ensuite bath	Main	3`11" x 4`7"	4pc Bathroom	Basement	4`11" x 8`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5625AC**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this exceptional property nestled in the prestigious Briar Hill neighbourhood, where elegance and tranquility blend seamlessly with urban convenience. This south-facing gem, set on a generous lot nearly 70 feet wide and 100 feet deep, offers an unparalleled living experience. As you approach the property, you are greeted by a lush landscape adorned with beautiful trees and vegetation, providing a private, serene tree canopy. The walk-out bungalow boasts an impressive design with three spacious bedrooms above grade, ensuring ample space for family and guests. Step inside, and you'll be immediately captivated by the large south-facing windows in the main living and dining areas. These windows flood the space with abundant natural light, showcasing views of the city and the verdant tree canopy. The seamless connection between indoor and outdoor living spaces creates a harmonious atmosphere, perfect for both relaxation and entertaining. Located just minutes from downtown Calgary, this prime Briar Hill location offers the best of both worlds - a peaceful retreat with easy access to the vibrant city centre. Surrounded by beautiful and expansive single-family homes, this property promises an exclusive and refined living environment. Experience the epitome of elegance and privacy in this extraordinary Briar Hill residence, offering a truly exceptional lifestyle.**

Inclusions: **None**
 Property Listed By: **CIR Realty**

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











