

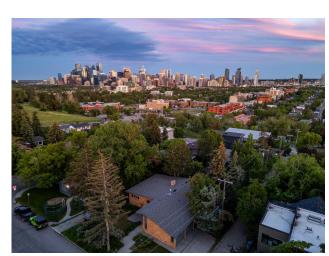
1605 11 Avenue, Calgary T2N 1H1

MLS®#: A2132735 Hounsfield Listing 06/28/24 List Price: **\$1,300,000** Area:

Heights/Briar Hill

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 1964 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Calgary

6,996 sqft

1.653

1,653

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

4 (3 1)

3.0 (2 2)

4

2

Bungalow

6

Ttl Sqft:

Abv Saft:

Low Sqft:

Finished Floor Area

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

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:

Int Feat: **Breakfast Bar.Built-in Features**

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** Main 4`4" x 7`7" Kitchen Main 9`10" x 11`5" **Entrance 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 6`3" x 7`2" Main

1pc Bathroom Main 2`0" x 3`6" Bedroom **Basement** 11`4" x 12`10" **Family Room Basement** 13`10" x 32`3" 11`6" x 12`2" Flex Space Basement **Kitchenette** Basement 9'3" x 10'6" Office **Basement** 11`3" x 17`0" **Basement** 9`6" x 10`1" Furnace/Utility Room **Basement** 5`0" x 8`0" Storage 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: Zoning: Fee Simple R-C1

Legal Desc: 5625AC

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





