



THE
A-TEAM

**RE/MAX
FIRST**

1827 11 Avenue, Calgary T2N 1H4

MLS® #: **A2144295**

Area: **Hounsfield
Heights/Briar Hill**
County: **Calgary**

Listing Date: **06/28/24**
Change: **None**

List Price: **\$1,550,000**
Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **5,166 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,447**
Low Sqft:
Ttl Sqft: **2,447**

DOM

4
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights,Private,Treed,Views,Waterfall
Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,See
Remarks,Tandem,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance,Storage**

Construction:
**ICFs (Insulated Concrete Forms),Silent Floor
Joists,Stone,Stucco**

Flooring:
Concrete,Hardwood,Tile

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking
Home,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------|--------------|-----------------------|
| Living Room | Main | 27`11" x 17`6" |
| Kitchen | Main | 16`2" x 14`3" |
| Laundry | Main | 8`8" x 6`7" |
| Bedroom | Lower | 16`6" x 14`0" |

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Dining Room | Main | 18`3" x 14`2" |
| Bedroom | Main | 14`6" x 14`0" |
| Bedroom - Primary | Upper | 23`0" x 14`1" |
| Family Room | Lower | 23`7" x 18`10" |

Storage
4pc Bathroom
6pc Ensuite bath

Lower
Main
Second

6`7" x 4`8"
8`3" x 5`8"
11`2" x 10`3"

Furnace/Utility Room
4pc Bathroom

Lower
Lower

7`3" x 6`5"
8`10" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0410004

Remarks

Pub Rmks:

This magnificent residence offers stunning downtown vistas and unparalleled construction, embodying the epitome of blissful living. Meticulously crafted with no expense spared, foam block and concrete construction enhance insulation and reduce sound, fostering a cozy and serene ambiance. Revel in the urban vibe with a bonus view of the elevated LRT line. At the same time, the low-maintenance landscaping, complete with perennials, shrubs, trees, water features, and ponds, fosters tranquil living. The bright and airy main floor boasts over 1700 sq ft of living space, featuring multiple south-facing windows and a spacious deck off the kitchen and living room. A dual-sided fireplace delineates the "Great" room living area, adorned with captivating focal points, and the kitchen, equipped with a gas cooktop, custom stainless-steel hood fan, ample cabinets, pantry, and a distinctive dining room enveloped by windows. A walk-in closet and full bathroom complement a main floor bedroom. Natural light fills the laundry room with a sink and plenty of storage. Ascend to the upper floor to discover your retreat in the expansive primary bedroom, complete with a walk-through closet, dual sinks, custom shower, jetted tub, gas fireplace, and a private patio delivering sweeping views. The fully developed lower-level walkout encompasses a third bedroom, full bathroom, and a family room with garden doors opening to a west-facing private patio and convenient garage access. Indulge in the ultimate garage experience with a fully insulated, drywalled, and painted dream garage accommodating three bays, equipped with a lift for a fourth car, and awaiting your cherished toys. Just steps away, you'll find coffee shops, an array of culinary delights in Kensington, boutique stores filled with local charm, easy access to transit, schools of all levels, and Calgary's premier medical facilities.

Inclusions:
Property Listed By:

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RE/MAX Real Estate (Central)

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













