



THE
A-TEAM

**RE/MAX
FIRST**

429 11A Street, Calgary T2E 4P2

MLS®#: **A2159793** Area: **Bridgeland/Riverside** Listing Date: **08/23/24** List Price: **\$1,099,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,450 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Views**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,973**
 Low Sqft:
 Ttl Sqft: **1,973**

DOM

27
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Stone Counters,Storage,Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`3" x 9`11"	Living Room	Main	13`6" x 9`11"
Kitchen	Main	14`6" x 12`1"	Bonus Room	Lower	13`2" x 8`0"
Laundry	Lower	8`7" x 5`11"	Balcony	Upper	17`4" x 5`8"
Walk-In Closet	Upper	10`2" x 5`11"	Walk-In Closet	Lower	4`10" x 4`1"
Bedroom - Primary	Third	13`10" x 13`6"	Bedroom	Second	12`0" x 10`7"
Bedroom	Second	12`0" x 11`8"	2pc Bathroom	Main	

3pc Ensuite bath
5pc Ensuite bath
Furnace/Utility Room
3pc Bathroom

Lower
Upper
Basement
Basement

8`7" x 7`7"

4pc Ensuite bath
Game Room
Bedroom

Lower
Basement
Basement

14`11" x 12`11"
10`11" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410140

Zoning:
R-C2

Remarks

Pub Rmks:

BRAND NEW LUXURY BUILD | UNOBSTRUCTED DOWNTOWN VIEWS | FRONTING ONTO A GREEN SPACE | QUALITY CRAFTSMANSHIP | HIGH-END UPGRADES | CENTRAL AIR CONDITIONING | 4 BEDROOMS | 3 BEDROOMS ALL WITH THEIR OWN EN-SUITES | SPA-LIKE MASTER SUITE | FINISHED BASEMENT | WET BAR | WEST-FACING BACKYARD | DOUBLE DETACHED GARAGE | TREELINED STREET | VERY WALKABLE INNER-CITY COMMUNITY! Absolutely stunning brand new home on a quiet treeline street across from a park with unobstructed downtown views! Incredible upgrades, quality craftsmanship and attention to detail are evident the moment you step foot inside this elegant home boasting soaring ceilings, wide plank hardwood floors, designer lighting, cleverly integrated storage, built-in speakers, central air conditioning and an exceptional floor plan that flows naturally. Sunshine streams in from oversized windows into the dining room creating an airy space for family meals and entertaining. Calling all aspiring chefs, the custom kitchen is the epitome of high-end luxury, a stunning mix of style and function featuring full-height cabinets, an oversized fridge, a gas cooktop, stone countertops and a large waterfall edge island for everyone to gather around. A gorgeous floor-to-ceiling surround fireplace flanked by windows provides an exquisite focal point in the living room with a relaxing atmosphere. A mudroom with built-ins adds to your convenience as does the beautiful powder room. The upper level primary bedroom is a true owners retreat boasting oversized patio slider doors and an expansive balcony encouraging peaceful morning coffees and evening beverages with those incredible downtown views as the backdrop. Further adding to the luxuriousness is a huge custom closet and a lavish ensuite with a dual vanity, a deep soaker tub and an oversized rain shower. Both additional bedrooms each have their own ensuite for ultimate privacy! There's even a lower level bonus room for unwinding or enjoying family movie and games nights. Additional gathering space is found in the rec room in the finished basement with a stylish wet bar for easy drink and snack refills. A 4th bedroom and another full bathroom are also on this level. Soak up the sunshine in the west-facing backyard privately nestled behind the double detached garage. Incredibly located mere steps to the quaint shops, award-winning restaurants and charming cafes throughout trendy Bridgeland. An easy bike or walk takes you to the LRT Station, downtown, the East Village, the tranquil river pathways and much more! Schools and several parks including the always popular Murdoch Park are also within walking distance as are the summer farmer's market and the countless additional amenities along Edmonton Trail. You simply won't find a better inner-city location!

Inclusions:
Property Listed By:

None
eXp Realty

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









