

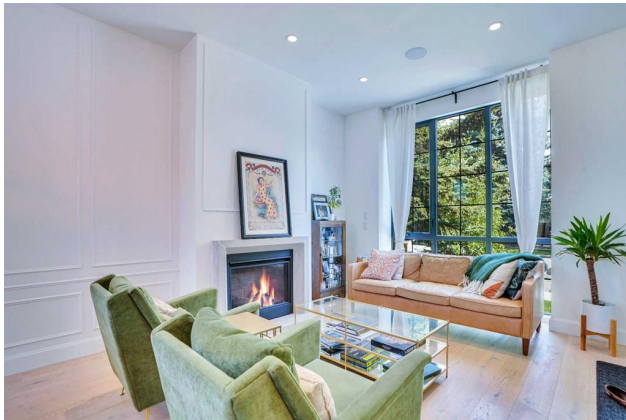


THE
A-TEAM

**RE/MAX
FIRST**

229 11A Street, Calgary T2E 4N9

MLS® #: **A2162602** Area: **Bridgeland/Riverside** Listing Date: **09/14/24** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,448 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Lawn,Views**
 Park Feat: **Double Garage Detached,Garage Door Opener,Insulated**

DOM

5
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: **Flat Torch Membrane,Asphalt Shingle**
 Heating: **In Floor,In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Brick,Cement Fiber Board,Concrete,Manufactured Floor Joist,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Convection Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer**
 Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Third	17`7" x 13`1"	5pc Ensuite bath	Third	17`7" x 16`1"
Walk-In Closet	Third	9`11" x 7`9"	Flex Space	Second	15`5" x 13`9"
Bedroom	Second	10`1" x 11`10"	Bedroom	Second	12`9" x 13`1"

