



THE
A-TEAM

**RE/MAX
FIRST**

440 11 Avenue #3, Calgary T2E 0Z3

MLS®#: **A2164592** Area: **Renfrew** Listing Date: **09/11/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,241**
 Low Sqft:
 Ttl Sqft: **1,241**

**Back Lane,Corner Lot,Low Maintenance Landscape
 Single Garage Detached**

DOM

8
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------------|----------|---------------|-------------------|----------|----------------|
| Entrance | Main | 4`1" x 4`8" | Kitchen | Main | 10`3" x 11`0" |
| Dining Room | Main | 7`0" x 11`0" | Bedroom - Primary | Upper | 10`0" x 17`9" |
| Bedroom | Upper | 8`9" x 11`3" | Laundry | Upper | 2`7" x 2`11" |
| Family Room | Basement | 10`8" x 17`5" | Bedroom | Basement | 9`10" x 13`9" |
| 4pc Bathroom | Upper | 0`0" x 0`0" | 4pc Ensuite bath | Upper | 0`0" x 0`0" |
| 3pc Bathroom | Basement | 0`0" x 0`0" | Living Room | Main | 11`0" x 19`11" |
| Furnace/Utility Room | Basement | 4`3" x 14`3" | | | |

Condo Fee:
\$235

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **0212365**

Remarks

Pub Rmks: **Welcome to trendy townhouse living in the heart of Renfrew, one of Calgary's most vibrant inner-city communities! This stunning 3-bedroom, 3-bath townhome strikes the perfect balance between style, convenience, and a lock-and-leave lifestyle. With over 1,840 sqft of living space, low condo fees (\$235/month), a private outdoor patio, and just a five-minute commute to downtown, this home is ideal for those seeking a well-connected yet peaceful residential setting. Inside, you'll find a beautifully updated interior with refinished maple hardwood floors, sleek updated cabinetry, and stunning quartz countertops, all tied together with a stylish tile backsplash. The spacious kitchen features a large center island and a dining area perfect for hosting. Relax in the cozy living room, complete with a gas fireplace and built-in wall units for extra storage. The second level boasts two large bedrooms, a 4-piece bathroom, and convenient in-suite laundry. The luxurious primary suite offers custom shelving in the ample closet space and a 4-piece ensuite bathroom. The fully developed lower level includes an additional living room with another gas fireplace, a third bedroom, and a full bathroom—perfect for guests or a home office. With a newer roof (2017), a single detached garage with extra parking on the side, and Air Conditioning (installed 2024), this home checks ALL the boxes. Situated near parks, and sports complexes, and within walking distance to top trendy restaurants, shops, and public transit, you'll have everything at your fingertips. Don't miss your opportunity to call this fantastic property home!**

Inclusions:
Property Listed By: **n/a
RE/MAX First**

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







