



THE
A-TEAM

**RE/MAX
FIRST**

423 11A Street, Calgary T2E 4P2

MLS®#: **A2171737**

Area: **Bridgeland/Riverside**

Listing Date: **10/10/24**

List Price: **\$1,250,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**
Lot Information
Lot Sz Ar: **4,897 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,396**
Low Sqft:
Ttl Sqft: **2,396**

DOM

19
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Many Trees**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Fire Pit,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,French Door,Granite Counters,Kitchen Island,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	10`1" x 5`0"	Living Room	Main	26`0" x 15`8"
Kitchen	Main	10`4" x 19`11"	Dining Room	Main	11`7" x 20`0"
5pc Bathroom	Second	12`4" x 5`3"	Bedroom	Second	11`2" x 11`2"
Bedroom	Second	11`2" x 10`8"	Bedroom	Second	8`10" x 14`8"
Bedroom - Primary	Second	20`6" x 12`0"	4pc Ensuite bath	Second	10`11" x 7`9"
Bedroom	Basement	12`7" x 13`5"	2pc Bathroom	Basement	5`1" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2965X

Remarks

Pub Rmks:

Welcome to 423 11A Street - This beautiful family home is located in the heart of Bridgeland. With 5 bedrooms, 3.5 bathrooms, a WALKOUT BASEMENT and over 3500 sqft of living space - this is truly one of Bridgeland's original master pieces! Tucked away on a very quiet street & situated across from one of Calgary's best private schools (Delta West Academy). Easy access, lots of privacy, great sun exposure & tons of surrounding green space. Just a short walk to some of Calgary's world class amenities including; Restaurants, schools, parks, coffee shops & cafes, bakeries, gift shops, farmers market, the Calgary zoo, east village, the bow river + several bike trails & walking paths! This WELL KEPT home is full of character & charm and includes many upgrades over the years. Constructed in 1984, during a period when builders were striving for QUALITY, NOT QUANTITY! The main level provides a very cozy vibe! The large tiled entry leads to your recently renovated kitchen - including a large island, new cabinets/ quartz countertops + upgraded appliances. The stunning family room includes beautiful hardwood floors, a wood burning fireplace, and TONS of natural sunlight + access to your large balcony featuring amazing views. The massive formal dinning area is open to both the kitchen & family room and includes floor to ceiling windows that fill the space with natural sunlight - a 3 piece bathroom & laundry complete this floor. As you make your way upstairs you are once again flooded with natural sunlight. The second level offers a large 5 piece bathroom, 3 generous size guest bedrooms, and a very impressive primary bedroom - complete with a 4 piece ensuite, a HUGE walk-in closet + access to your second level balcony! The walkout basement is very welcoming and features LARGE windows, fireplace, a LARGE bonus/ REC room with ample space for entertaining - a fourth guest bedroom, 2 piece bathroom, a wet bar & small kitchen + tons of storage space, and a large den that opens to your backyard oasis! Featuring professional landscaping, a NEW FENCE, outdoor fire pit & entertaining area and hot tub! + double detached garage. - This is the perfect turnkey investment, with ENDLESS POTENTIAL!

Inclusions:
Property Listed By:

HOT TUB & FIRE PIT
eXp Realty

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











