



THE
A-TEAM

**RE/MAX
FIRST**

1827 11 Avenue, Calgary T2N 1H4

MLS® #: **A2172910**

Area: **Hounsfield
Heights/Briar Hill**

Listing Date: **10/15/24**

List Price: **\$1,499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

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

Lot Information

Lot Sz Ar: **5,166 sqft**
Lot Shape:

DOM

67
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights,Private,Treed,Views,Waterfall**

Park Feat:

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	Room	Level	Dimensions
Living Room	Main	27`11" x 17`6"	Dining Room	Main	18`3" x 14`2"
Kitchen	Main	16`2" x 14`3"	Bedroom	Main	14`6" x 14`0"
Laundry	Main	8`8" x 6`7"	Bedroom - Primary	Upper	23`0" x 14`1"
Bedroom	Lower	16`6" x 14`0"	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:

0410004

Zoning:
R-C1

Remarks

Pub Rmks:

This magnificent residence, in a highly desirable inner-city neighbourhood, is ideal for entertaining. Perfect for the empty nester or families with teens or young adults. Walk to SAIT, downtown, local pubs, coffee houses and fabulous dining in nearby Kensington. Just a quick C-train ride to the University of Calgary. The bright and airy main floor, with soaring ceilings, boasts over 1700 sq ft of living space. Enjoy the stunning downtown vistas from the multiple south-facing windows or the spacious deck. Cozy up to the dual-sided gas fireplace on cool winter nights. The gourmet kitchen, equipped with a high-end gas range, custom stainless-steel hood fan, ample cabinets and a pantry, is a cook's delight. A main floor laundry, a large room that could be a bedroom or a spacious home office with a walk-in closet. A full 4-piece bath with a jetted tub completes the main floor. The entire upper floor is an expansive and stunning primary suite with lofty views and a large walk-in closet, ensuite bath featuring dual vanities, walk-in shower, and water closet. There is also a spacious jetted tub. The bedroom features a 3-sided gas fireplace and a private balcony with more stunning views. The basement walkout level has lots of storage, a fully developed family room, a huge bedroom and a Jack and Jill access 4-piece bathroom. Garden doors open to a beautiful west-facing private patio, which leads to a gorgeous garden retreat complete with water features and low-maintenance gardens that wrap up the side and front of the home. Access to the fully developed, heated 3-bay garages with a high ceiling, more storage and a lift for that cherished toy, making this a rare 4-car garage.

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













