



THE
A-TEAM

**RE/MAX
FIRST**

605 11 Avenue, Calgary T2E 0Z8

MLS® #: **A2173761**

Area: **Renfrew**

Listing Date: **10/18/24**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,950

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,950

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

46

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **BBQ gas line**

Ext Feat: **BBQ gas line**

Construction:

Stone,Stucco

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Quartz Counters,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 14`0"
Dining Room	Main	9`1" x 7`9"
2pc Bathroom	Main	
Bedroom	Upper	10`10" x 10`0"
4pc Bathroom	Upper	
Bedroom	Basement	10`6" x 10`3"
Kitchen	Basement	10`7" x 8`0"
4pc Bathroom	Basement	

Room	Level	Dimensions
Kitchen	Main	16`10" x 8`6"
Office	Main	5`6" x 5`5"
Bedroom - Primary	Upper	13`7" x 13`7"
Bedroom	Upper	11`6" x 10`10"
5pc Ensuite bath	Upper	
Bedroom	Basement	11`0" x 10`9"
Game Room	Basement	15`1" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

470P

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* MOVE-IN READY INFILL COMING SOON TO RENFREW! Discover modern living in this BRAND-NEW 5-BED, 3.5-BATH 2-storey semi-detached infill w/ a 2-BED LEGAL BASEMENT SUITE. Offering 2,727 sq. ft. of stylish, functional living space, this home in desirable Renfrew is steps from trendy shops, parks, and transit. The bright and airy main floor features 10' ceilings, ENGINEERED HARDWOOD flooring, and a stunning kitchen w/ a QUARTZ ISLAND w/ WATERFALL DETAIL, dual-tone cabinetry, and UPGRADED STAINLESS STEEL APPLIANCES. Entertain in the spacious living room w/ a GAS FIREPLACE and easy access to the backyard. Completing the main floor is a functional mudroom and a chic 2pc powder room. Upstairs, the luxurious primary suite boasts soaring VAULTED CEILINGS, a walk-in closet, and a 5-piece ensuite w/ a FREESTANDING SOAKER TUB, dual vanities, and in-floor heating. Two additional bedrooms w/ built-in closets share a beautifully designed 4-piece bath. Completing this level is a practical laundry room, quartz folding counter, and extra cabinetry. The fully developed legal basement suite has a separate entrance. It features a cozy living room, a well-appointed kitchen, and TWO spacious bedrooms with built-in closets and large windows. Perfect for LONG-TERM RENTAL INCOME or MULTI-GENERATIONAL LIVING. Outside, the private backyard includes a CONCRETE PATIO, a gas line for BBQ, and ample grassy space. A DOUBLE DETACHED GARAGE provides plenty of storage and parking. This home is equipped with advanced systems, including two high-efficiency furnaces, a 50-gallon hot water tank, and a radon mitigation rough-in, and is backed by the 1-2-5-10 YEAR NEW HOME WARRANTY. Located in the heart of Renfrew, this property offers easy access to parks, restaurants, shops, and more. ****The project is under construction, with an estimated completion in December, 2024. Interior details are also subject to change through construction. Interior Photos shown are sample images from another project by the same builder and do not represent the actual finishes and floorplan in this project. ******

Inclusions: **Basement Fridge, Basement Dishwasher, Basement Stove, Basement Microwave**

Property Listed By: **RE/MAX House of Real Estate**

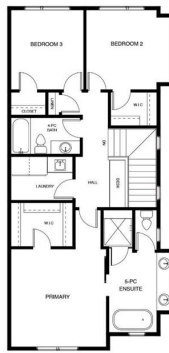
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

605 11 AVENUE NE | MAIN



Disclaimer: Floorplans are for descriptive purposes and should not be relied upon without independent verification. Room dimensions and floor areas are approximate and should be treated as estimates only.

605 11 AVENUE NE | UPPER



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605 11 AVENUE NE | LOWER



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