



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1827 11 Avenue, Calgary T2N 1H4**

MLS® #: **A2185122**

Area: **Hounsfield  
Heights/Briar Hill**

Listing Date: **01/06/25**

List Price: **\$1,479,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Finished Floor Area

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

DOM

**26**  
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,Fruit Trees/Shrub(s),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,Side By Side,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:  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>9`5" x 7`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>27`11" x 17`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`3" x 14`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 14`3"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`2" x 6`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`8" x 6`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>23`0" x 14`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>12`10" x 10`3"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`2" x 10`3"</b>

Game Room  
Walk-In Closet  
Furnace/Utility Room

Basement  
Basement  
Basement

23`7" x 18`10"  
6`7" x 4`8"  
7`3" x 6`5"

Bedroom  
4pc Bathroom  
Bedroom  
Legal/Tax/Financial

Basement  
Basement  
Main

16`6" x 14`0"  
8`10" x 5`2"  
14`6" x 14`0"

Title:  
Fee Simple  
Legal Desc:

0410004

Zoning:  
R-CG

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:

-  
RE/MAX First

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













