



THE
A-TEAM

**RE/MAX
FIRST**

211 11A Street, Calgary T2E 4N9

MLS®#: **A2193558** Area: **Bridgeland/Riverside** Listing Date: **02/10/25** List Price: **\$849,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2014**
 Lot Information
 Lot Sz Ar: **2,475 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Landscaped,Low Maintenance Landscape,Rectangular Lot,Street Lighting,Treed**
 Park Feat: **Double Garage Detached**

DOM

12
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cedar,Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Oven-Built-In,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`4" x 11`7"	Dining Room	Main	11`7" x 8`0"
Foyer	Main	6`0" x 6`0"	Living Room	Main	11`3" x 11`0"
Family Room	Basement	16`4" x 10`7"	Other	Basement	5`2" x 2`3"
Laundry	Upper	8`3" x 4`9"	Mud Room	Main	6`10" x 5`8"
Bedroom - Primary	Upper	13`0" x 11`3"	Bedroom	Upper	12`1" x 10`4"
Bedroom	Basement	14`0" x 12`8"	2pc Bathroom	Main	0`0" x 0`0"

3pc Bathroom
5pc Ensuite bath

Basement
Upper

0`0" x 0`0"
0`0" x 0`0"

4pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1411551

Remarks

Pub Rmks:

A WEST COAST DESIGN! Discover the epitome of compact luxury & functionality in this meticulously cared for semi-detached home, nestled on one of Bridgeland's finest streets. Spanning over 2,110sq ft of developed space, this stunning home offers an unparalleled living experience with its elegant design, premium features & abundance of natural light. As you step inside, you are greeted by a bright & open-concept layout that exudes warmth & sophistication. The soaring ceiling & warm pallet enhance the sense of space & create an inviting atmosphere as you enter the foyer & into the front living room. The west coast style windows & hardwood floors lead you to a chef-inspired kitchen that will ignite your senses. This gourmet kitchen is equipped with stainless steel Bosch grade appliances, quartz countertops & custom cabinetry. The ample sized centre island & large walk-in pantry make it ideal for everyday cooking & ease for entertaining guests. The kitchen flows effortlessly into the dining room perfect for hosting gatherings or to enjoy quiet evenings at home. The dining room can be highlighted by the glass French doors that lead out to the deck featuring a pergola that creates the ultimate setting or you can cozy up to the warmth of the fireplace inside. A versatile den is located as you make your way up to two spacious bedrooms & fully equipped laundry room. The primary suite features vaulted ceilings, a luxurious ensuite ensuring a relaxing experience any time of the day & large walk-in closet. The second primary bedroom boasts its own ensuite and walk-in closet making it an ideal space for guest or home office. The lower area is beautifully designed creating an inviting space for gatherings and relaxation. You'll love the entertainment area to unwind & the built-in dry bar has been thoughtfully curated for movie nights or hosting guests. A generous sized third bedroom, full bathroom & ample storage space completes this lower level. As you step outside you will discover your own quaint backyard haven complete with a deck, pergola, landscape & double detached garage. Whether you are lounging in the sun or hosting an outdoor party, you will fall in love with this outdoor space. Situated mere steps from all of Bridgeland's amenities; restaurants, cafes, & boutiques as well as to the river path system & transportation, this property offers the best of both worlds—a serene retreat from the hustle & bustle of city life, yet moments away from essential amenities & the vibrant city centre. This property makes an ideal first home, empty nester, or young professional. Come view today!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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











