



1410 11 Avenue Calgary Alberta

\$1,150,000

**** Open House Sunday, June 22nd from 1pm-3pm! **** Tucked away on a charming, tree-lined street with cul-de-sacs at both ends, this home offers the best of both worlds: quiet, residential vibes with a tot lot and dog park just across the street for some outdoor fun. It's privacy, convenience, and inner-city lifestyle all wrapped into one fabulous package. Sitting pretty on a wider-than-average infill lot (that's 33' vs. the usual 25'), you'll love the extra space in the yard, the double detached garage with built-in shelving and handy roof storage, plus even more room to park a third vehicle or expand your outdoor entertaining zone. Inside, it's love at first sight. Think mid-century modern flair with a touch of mountain-inspired charm -- all beautifully maintained by the original owners. The main floor is perfect for get-togethers, with a cozy dining area, built-in speakers, sleek appliances, and stylish Moen & Delta fixtures that add just the right touch of elegance. Head upstairs and you'll find three generously sized bedrooms, all with smart built-ins that make extra furniture totally optional (hello, clutter-free living!). Downstairs, the fully finished lower level features a versatile fourth bedroom--perfect for guests, a home office, or your next creative project. Extras? Oh, there are plenty: High-efficiency furnace (2019), Air conditioning (2020), Updated hot water tank, Hardwired security system + Ring doorbell cameras (front & back). Just a short stroll to schools, the community center, and some of Calgary's best amenities. And let's talk about Inglewood--this vibrant neighborhood is packed with charm, offering trendy cafes, local boutiques, top-rated restaurants, and river pathways all at your doorstep. Urban living with a peaceful twist? Yes, please! Homes like this don't come around often -- don't miss your chance to make it yours. Call your favorite realtor...

4pc Bathroom 9.58 Ft x 5.42 Ft

Bedroom 22.83 Ft x 11.92 Ft

Recreational, Games room 14.50 Ft x 26.58 Ft

Storage 8.67 Ft x 4.00 Ft

Furnace 9.08 Ft x 8.00 Ft

2pc Bathroom 9.75 Ft x 5.42 Ft

Kitchen 10.25 Ft x 15.00 Ft

Living room 16.67 Ft x 14.08 Ft

4pc Bathroom 9.67 Ft x 5.00 Ft

4pc Bathroom 7.92 Ft x 9.50 Ft

Bedroom 9.92 Ft x 11.92 Ft

Bedroom 15.08 Ft x 11.00 Ft

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Dining room 9.33 Ft x 12.08 Ft

Family room 13.67 Ft x 13.17 Ft

Primary Bedroom 15.75 Ft x 14.00 Ft

Other 7.83 Ft x 6.75 Ft