



## 2604 11 Avenue Calgary Alberta

\$2,100,000

Open House June 21st and 22nd 2-4 pm. Situated on an oversized corner lot with mature elm and birch trees in sought-after St Andrews Heights, this beautiful home has an understated mid-century modern exterior and consists of over 5000 square feet of liveable space, including an 800 square foot separate attached garden flat ideal for in-laws or adult children. The flat has its own external entry door, a three piece bathroom, and sliding doors to the garden. Below grade are a finished games room and a spacious basement with cedar closet, ski locker and storage closets and a laundry/utility room. The home's front door opens to an elegant foyer with French doors leading to a spacious living room and dining room and another French door opening to the large modern chef's kitchen and a 'great room' with wood fireplace beyond it. A smaller coffee nook is off the dining room via another French door from the kitchen. An entrance adjacent to the great room accesses both the driveway and the large attached heated 2.5 car garage (a third car can be parked for winter while two cars come and go). The stunning modern kitchen is the heart of the home offering quartz counters, ample cabinet and counter space, a Miele dishwasher and KitchenAid standard wall oven, multifunctional speed oven, natural gas cooktop stove and fridge. A half a level up are two expansive bedrooms, a sunny office overlooking a flowering crabtree, a three-piece bathroom with double sinks and a second built-in laundry with storage and folding area. The next level up has the spacious stylish primary bedroom with five-piece ensuite bathroom, walk-in closet, as well as another large bedroom and four-piece bathroom. The home is an easy 10 minute drive to Calgary's downtown core and a 5 minute drive - or pleasant walk - to the University of Calgary Main Campus, the Foothills Medical Centre and the Alberta Children's H...

Bedroom 14.83 Ft x 12.92 Ft

Bedroom 14.33 Ft x 13.67 Ft

Office 10.50 Ft x 9.83 Ft

4pc Bathroom 9.08 Ft x 10.33 Ft

Primary Bedroom 12.67 Ft x 24.00 Ft

Bedroom 11.17 Ft x 11.67 Ft

5pc Bathroom 17.08 Ft x 18.00 Ft

Guest suite 14.92 Ft x 12.50 Ft

Other 8.00 Ft x 12.83 Ft

Recreational, Games room 25.92 Ft x 22.92 Ft

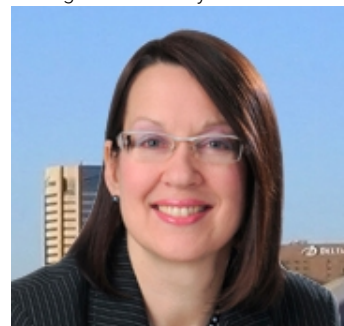
Other 26.17 Ft x 23.67 Ft

Living room 118.33 Ft x 18.58 Ft

Family room 20.67 Ft x 23.00 Ft

Dining room 11.83 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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4pc Bathroom 4.92 Ft x 7.42 Ft  
3pc Bathroom 9.08 Ft x 4.33 Ft  
Bedroom 17.67 Ft x 13.67 Ft

Kitchen 14.83 Ft x 115.50 Ft  
Breakfast 9.67 Ft x 17.42 Ft