



## 423 11A Street Calgary Alberta

\$1,250,000

Welcome to 423 11A Street - This beautiful family home is located in the heart of Bridgeland. With 5 bedrooms, 3.5 bathrooms, a WALKOUT BASEMENT and over 3500 sqft of living space - this is truly one of Bridgeland's original master pieces! Tucked away on a very quiet street & situated across from one of Calgary's best private schools (Delta West Academy). Easy access, lots of privacy, great sun exposure & tons of surrounding green space. Just a short walk to some of Calgary's world class amenities including; Restaurants, schools, parks, coffee shops & cafes, bakeries, gift shops, farmers market, the Calgary zoo, east village, the bow river + several bike trails & walking paths! This WELL KEPT home is full of character & charm and includes many upgrades over the years. Constructed in 1984, during a period when builders were striving for QUALITY, NOT QUANTITY! The main level provides a very cozy vibe! The large tiled entry leads to your recently renovated kitchen - including a large island, new cabinets/ quartz countertops + upgraded appliances. The stunning family room includes beautiful hardwood floors, a wood burning fireplace, and TONS of natural sunlight + access to your large balcony featuring amazing views. The massive formal dinning area is open to both the kitchen & family room and includes floor to ceiling windows that fill the space with natural sunlight - a 3 piece bathroom & laundry complete this floor. As you make your way upstairs you are once again flooded with natural sunlight. The second level offers a large 5 piece bathroom, 3 generous size guest bedrooms, and a very impressive primary bedroom - complete with a 4 piece ensuite, a HUGE walk-in closet + access to your second level balcony! The walkout basement is very welcoming and features LARGE windows, fireplace, a LARGE bonus/ REC room with ample space for entertaining - a fourth guest bedroo...

5pc Bathroom 12.33 Ft x 5.25 Ft  
Bedroom 11.17 Ft x 11.17 Ft  
Bedroom 11.17 Ft x 10.67 Ft  
Bedroom 8.83 Ft x 14.67 Ft  
Primary Bedroom 20.50 Ft x 12.00 Ft  
4pc Bathroom 10.92 Ft x 7.75 Ft

Bedroom 12.58 Ft x 13.42 Ft  
2pc Bathroom 5.08 Ft x 5.50 Ft  
3pc Bathroom 10.08 Ft x 5.00 Ft  
Living room 26.00 Ft x 15.67 Ft  
Kitchen 10.33 Ft x 19.92 Ft  
Dining room 11.58 Ft x 20.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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