



# 1605 11 Avenue Calgary Alberta

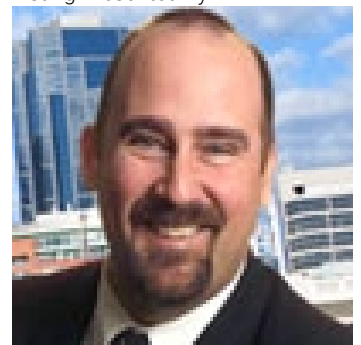
\$1,300,000

Welcome to this exceptional property nestled in the prestigious Briar Hill neighbourhood, where elegance and tranquility blend seamlessly with urban convenience. This south-facing gem, set on a generous lot nearly 70 feet wide and 100 feet deep, offers an unparalleled living experience. As you approach the property, you are greeted by a lush landscape adorned with beautiful trees and vegetation, providing a private, serene tree canopy. The walk-out bungalow boasts an impressive design with three spacious bedrooms above grade, ensuring ample space for family and guests. Step inside, and you'll be immediately captivated by the large south-facing windows in the main living and dining areas. These windows flood the space with abundant natural light, showcasing views of the city and the verdant tree canopy. The seamless connection between indoor and outdoor living spaces creates a harmonious atmosphere, perfect for both relaxation and entertaining. Located just minutes from downtown Calgary, this prime Briar Hill location offers the best of both worlds - a peaceful retreat with easy access to the vibrant city centre. Surrounded by beautiful and expansive single-family homes, this property promises an exclusive and refined living environment. Experience the epitome of elegance and privacy in this extraordinary Briar Hill residence, offering a truly exceptional lifestyle. (id:6769)

Bedroom 11.33 Ft x 12.83 Ft  
 Family room 13.83 Ft x 32.25 Ft  
 Other 11.50 Ft x 12.17 Ft  
 Other 9.25 Ft x 10.50 Ft  
 Office 11.25 Ft x 17.00 Ft  
 Storage 9.50 Ft x 10.08 Ft  
 Furnace 5.00 Ft x 8.00 Ft  
 Cold room 7.00 Ft x 7.00 Ft  
 4pc Bathroom 4.92 Ft x 8.00 Ft  
 Other 4.33 Ft x 7.58 Ft

Kitchen 9.83 Ft x 11.42 Ft  
 Breakfast 6.67 Ft x 7.42 Ft  
 Dining room 9.58 Ft x 10.33 Ft  
 Living room 13.00 Ft x 20.50 Ft  
 Other 9.75 Ft x 10.92 Ft  
 Primary Bedroom 11.00 Ft x 14.58 Ft  
 Bedroom 9.08 Ft x 11.92 Ft  
 Bedroom 9.83 Ft x 10.17 Ft  
 Laundry room 6.25 Ft x 7.17 Ft

Listing Presented By:



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CIR Realty

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