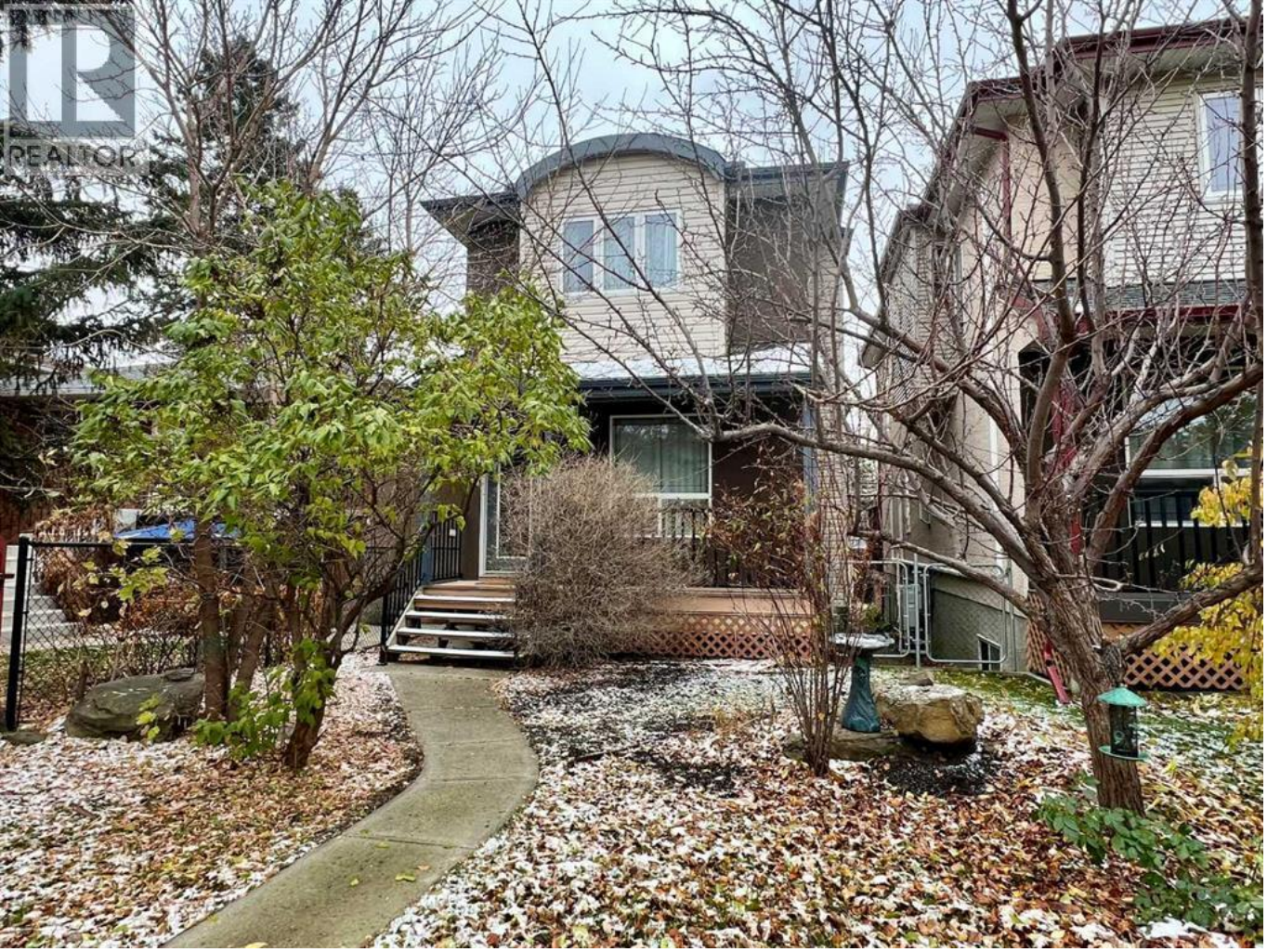


2705 11 Avenue Calgary Alberta

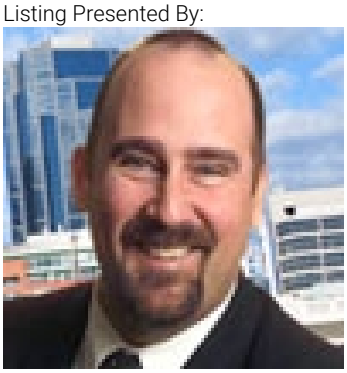
$599,900

Make your new home in this spacious, MOVE-IN READY gem, tucked into a tranquil, treed setting. You will be amazed at the spacious feeling with more than 2200 SF of developed living space over 3 floors. Enhanced energy efficiency with SOLAR PANELS and a BOILER HEATING system makes owning this home even more attractive. Walk in the front entry and embrace the warmth and freshness of NEW PAINT! The main level features tiled floors throughout the living, dining and kitchen. The open concept plan allows the light from the SUNNY SOUTH YARD to flood through the LARGE WINDOWS. There is a dining room as well as a breakfast nook to enjoy quiet mornings or host family dinners! The BRAND-NEW CARPET on both staircases is one more reason to call this home. Upstairs you'll find a large and sunny master retreat with a recently renovated 5-pc ensuite C/W HEATED TILE FLOOR and a Juliet balcony offering a SPECTACULAR VIEW of the city and mountains. There are 2 more spacious bedrooms with an additional 4-piece bath. The lower level offers you numerous options with 680 SF of living space for all your extra needs - an office/exercise room, space for guests, the kids' play space or a terrific recreation room. The basement is bright with large windows and an additional 3-piece bath. Albert Park is a prime location with EASY ACCESS to the LRT, Deerfoot, Stoney Trail, YYC International, plus parks, playgrounds and schools are all right here. This PRIVATE SETTING offers mature landscaping with a fully fenced back yard and sunny, newly resurfaced deck. AND there is a DOUBLE DETACHED GARAGE. Truly the COMPLETE PACKAGE, this home is MOVE-IN READY and waiting for you. (id:6769)

Family room 10.33 Ft x 15.17 Ft
Recreational, Games room 9.58 Ft x 21.50 Ft
Other 9.17 Ft x 8.25 Ft
Furnace 6.42 Ft x 9.17 Ft
3pc Bathroom Measurements not available
Other 4.92 Ft x 7.08 Ft
Living room 12.08 Ft x 17.75 Ft

Breakfast 5.42 Ft x 9.75 Ft
Laundry room 4.92 Ft x 8.67 Ft
2pc Bathroom Measurements not available
Primary Bedroom 10.58 Ft x 15.92 Ft
Bedroom 11.33 Ft x 13.67 Ft
Bedroom 9.00 Ft x 11.33 Ft
5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Hope Street Real Estate Corp.

http://reneemackenzie.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 8.75 Ft x 12.42 Ft

Kitchen 10.42 Ft x 15.50 Ft

4pc Bathroom Measurements not available