



## 408 11 Avenue Calgary Alberta

\$1,498,000

Offered for the very first time, beloved home on one of the most prime Avenues in the inner city. Tucked in behind Crescent Road and less than 45m to Crescent Park with many, all season, family friendly recreational facilities. Check out the children's playground, new NHL size Skating Rink, Baseball diamonds, Tennis courts, Basketball court and Curling Rink. Character, 1997 sq.ft. 3 bedroom, 2 storey featuring large windows and formal rooms which rival modern home design. Inviting main floor with a sunny, spacious living room and dining room, cozy library/den, a functional kitchen plus a cheery eating area with views of the beautiful backyard. Many custom highlights; cornice ceiling moldings, French doors, dual sided, brick, wood burning fireplace, site finished oak hardwood on the main and upper floors. Large primary bedroom with walk in closet and access to a west rooftop deck - perfect for sipping summer Sangria's. There are two more generously sized bedrooms perfect for the kids or an extra office space and a large four piece bath. Exceptionally well cared for and in pristine condition. Situated on a 50x120 foot lot graced with elegant trees and professional, mature landscaping that has been lovingly and meticulously maintained. Unwind on your cobblestone patio and enjoy the vibrant display of hardy perennials and shrubs bursting with color through spring and summer. Newer, oversized, heated single garage built in 1999. Lined with century-old boulevard elm trees, this block offers a distinctively historic and timeless appeal increasingly rare in Calgary. A very quiet location; a short stroll to downtown, Prince's Island, St. Patrick's Island and the Bow River pathway. Bordering Rosedale with City, River & Mountain views. Numerous updates over the years, windows, shingles(second storey), hot water tank, furnace, 100 amp service... (id:6769)

Primary Bedroom 16.75 Ft x 12.92 Ft

Bedroom 16.50 Ft x 10.33 Ft

Bedroom 12.17 Ft x 10.42 Ft

4pc Bathroom 9.33 Ft x 8.08 Ft

Family room 17.42 Ft x 12.00 Ft

Recreational, Games room 21.50 Ft x 13.58 Ft

2pc Bathroom Measurements not available

Other 12.75 Ft x 6.50 Ft

Den 12.50 Ft x 9.50 Ft

Dining room 14.92 Ft x 12.58 Ft

Foyer 4.67 Ft x 5.92 Ft

Kitchen 12.83 Ft x 9.50 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

<http://www.richardpalibroda.com/>

**RE/MAX Realty Professionals**

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**Storage** 11.92 Ft x 9.83 Ft

**2pc Bathroom** Measurements not available

**Furnace** 18.33 Ft x 14.25 Ft

**Living room** 20.75 Ft x 14.08 Ft

**Other** 8.25 Ft x 5.42 Ft