



# 411 Cliffe Avenue Calgary Alberta

\$3,299,900

Set within one of Calgary's most sought after inner city pockets, this architecturally driven residence blends scale, design & everyday livability. Situated on a south facing lot just over 1/4 acre, a rare inner city offering, this custom Homes by Avi build with interiors by Connie Young Design balances striking architecture with functional living & exceptional craftsmanship. Featured in a design magazine & recognized with multiple awards, the home reflects a level of design rarely seen within inner city living. The 1.5 storey layout offers the primary suite, two bedrooms & a den on the main level, plus two upper bedrooms each with ensuite & a bonus room, creating flexibility for families, right sizers, or executive living. Architectural features include polished concrete floors with in floor radiant heat, brushed oak engineered hardwood ceilings, recessed LED lighting, triple pane windows, & an open riser staircase beneath soaring 20 foot ceilings enhancing light & volume. The main living area features 12 foot ceilings, a suspended Scandinavian inspired gas fireplace, & two steel barn doors that open for flow or close for privacy from the bedroom wing. Oversized sliding glass doors connect the dining area to the front patio, while the mudroom offers built in storage & organization. Designed for everyday living & entertaining, the kitchen features book matched walnut inspired cabinetry, floating cabinets, porcelain tile backsplash, & a premium appliance package with Wolf built in wall oven, steam convection oven, Sub Zero integrated refrigeration, vertical freezer, & oversized wine fridge. The primary retreat offers patio access, a walk in closet, & a spa inspired ensuite with 14 foot ceilings, oversized steam shower & soaker tub, bidet toilet, & custom wood feature wallpaper for a five star hotel feel. Mechanical highlights include a high efficiency boiler, two ...

- 3pc Bathroom 9.50 Ft x 5.17 Ft
- 4pc Bathroom 9.50 Ft x 5.17 Ft
- Bedroom 13.50 Ft x 18.83 Ft
- Bedroom 13.50 Ft x 14.42 Ft
- Family room 9.92 Ft x 7.42 Ft
- 3pc Bathroom 7.58 Ft x 6.50 Ft

- Kitchen 9.25 Ft x 18.75 Ft
- Laundry room 6.83 Ft x 7.83 Ft
- Living room 22.67 Ft x 18.58 Ft
- Other 13.42 Ft x 10.83 Ft
- Den 7.17 Ft x 7.83 Ft
- Bedroom 13.50 Ft x 9.92 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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### RE/MAX Realty Professionals

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5pc Bathroom 11.17 Ft x 18.17 Ft

Bedroom 13.50 Ft x 14.50 Ft

Dining room 24.08 Ft x 16.58 Ft

Primary Bedroom 13.42 Ft x 18.42 Ft

Furnace 9.17 Ft x 7.58 Ft

Other 7.67 Ft x 11.50 Ft