

1827 11 Avenue NW  
Calgary, Alberta

MLS # A2172910



**\$1,499,900**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,447 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Street Light		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Silent Floor Joists, Stone, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** -

This magnificent residence, in a highly desirable inner-city neighbourhood, is ideal for entertaining. Perfect for the empty nester or families with teens or young adults. Walk to SAIT, downtown, local pubs, coffee houses and fabulous dining in nearby Kensington. Just a quick C-train ride to the University of Calgary. The bright and airy main floor, with soaring ceilings, boasts over 1700 sq ft of living space. Enjoy the stunning downtown vistas from the multiple south-facing windows or the spacious deck. Cozy up to the dual-sided gas fireplace on cool winter nights. The gourmet kitchen, equipped with a high-end gas range, custom stainless-steel hood fan, ample cabinets and a pantry, is a cook's delight. A main floor laundry, a large room that could be a bedroom or a spacious home office with a walk-in closet. A full 4-piece bath with a jetted tub completes the main floor. The entire upper floor is an expansive and stunning primary suite with lofty views and a large walk-in closet, ensuite bath featuring dual vanities, walk-in shower, and water closet. There is also a spacious jetted tub. The bedroom features a 3-sided gas fireplace and a private balcony with more stunning views. The basement walkout level has lots of storage, a fully developed family room, a huge bedroom and a Jack and Jill access 4-piece bathroom. Garden doors open to a beautiful west-facing private patio, which leads to a gorgeous garden retreat complete with water features and low-maintenance gardens that wrap up the side and front of the home. Access to the fully developed, heated 3-bay garages with a high ceiling, more storage and a lift for that cherished toy, making this a rare 4-car garage.