



GRASSROOTS
REALTY GROUP

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1410 11 Avenue SE
Calgary, Alberta

MLS # A2258415



\$1,150,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Tucked away on a quiet, tree-lined street with cul-de-sacs at both ends, this home perfectly blends peace and convenience. A tot lot and dog park just across the street add a touch of everyday fun, while Inglewood's vibrant shops, caf  s, and pathways are only steps away. It's privacy, community, and inner-city lifestyle—all in one. Set on a wider-than-average infill lot (33' vs. the usual 25'), this property gives you more of what you want: extra yard space, a double detached garage with built-in shelving and roof storage, plus room for a third vehicle or an expanded patio for entertaining. Inside, you'll be welcomed by mid-century modern flair with hints of mountain-inspired warmth—lovingly maintained by the original owners. The main floor is designed for connection, featuring a cozy dining space, built-in speakers, sleek appliances, and stylish Moen & Delta fixtures that elevate everyday living. Upstairs, three generously sized bedrooms each include smart built-ins, keeping spaces clutter-free and functional. The fully finished lower level adds a versatile fourth bedroom—ideal for guests, a home office, or your next creative project. Recent updates and extras include: High-efficiency furnace (2019), Air conditioning (2020), Updated hot water tank, Hardwired security system + Ring doorbell cameras (front & back). All this within walking distance to schools, the community center, and Calgary's best amenities. Inglewood is known for its eclectic charm—trendy caf  s, local boutiques, acclaimed restaurants, and scenic river pathways are right at your doorstep. Homes like this rarely come available. Don't miss your chance—call your favorite realtor and book a private tour today!