



GRASSROOTS
REALTY GROUP

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**1111 Beverley Boulevard SW
Calgary, Alberta**

MLS # A2279819



\$2,000,000

Division:	Bel-Aire		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,725 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.38 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

**** Open House Saturday February 7th from 11:30AM - 1:00PM! **** Unassuming from the street, this remarkable home reveals itself as a true hidden gem, set on an exceptional, oversized pie shaped lot with a sun-drenched south-facing backyard in the highly sought-after community of Bel Aire Estates. Offering over 2,700 sq. ft. of living space above grade and four bedrooms on the upper level, this residence presents a rare opportunity to create your forever family home. A welcoming front entry introduces a timeless centre-hall floor plan, leading to an inviting living room anchored by a wood-burning fireplace, perfect for cozy evenings. The formal dining room seamlessly connects to the spacious kitchen, which overlooks the expansive, park-like backyard. A bright breakfast nook with sliding glass doors invites effortless indoor-outdoor living and captures beautiful southern light throughout the day. A separate family room, along with a laundry room and powder room, completes the well-designed main floor. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with a large ensuite and soaker tub, offering excellent potential to personalize and update. Three additional bedrooms and a full bathroom provide ample space for family and guests. The fully developed lower level adds even more versatility, featuring an additional bedroom, bathroom, craft room, and abundant storage. Set on a private, beautifully treed lot in one of Calgary's most coveted inner-city neighbourhoods, this first-time-to-market property offers an exceptional opportunity to renovate, update, or simply enjoy a truly special home in an unbeatable location.