



1, 416 11 Avenue NE
Calgary, Alberta

MLS # A2289380



\$550,000

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,196 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Attached shelving throughout , Kitchen Island

Welcome to this impeccably maintained two storey home, ideally positioned at the front of an intimate four unit complex on a gorgeous, tree lined street! From the moment you open the front door, you're welcomed by an abundance of natural light streaming through the beautiful south facing window, creating a bright and inviting first impression. Ceramic tile transitions seamlessly into rich hardwood flooring in the living room, where a cozy corner fireplace creates a warm and inviting focal point. The kitchen is thoughtfully designed with newer stainless steel appliances, ample cabinetry and counter space, under cabinet lighting, a large pantry and a spacious dining area; perfectly suited for both everyday living and entertaining. A two piece bathroom completes the main floor. Upstairs, you'll find two well appointed bedrooms. The primary suite features a generous walk in closet and a private ensuite complete with a soaker tub and separate shower. Garden doors open to a sunny upper deck, offering a peaceful outdoor retreat. A second bedroom, a full 4 piece bathroom and a conveniently located laundry room complete the upper level. The lower level provides versatile additional living space, ideal for a recreation room, home gym, office area or a combination to suit your lifestyle. With sunny south exposure, two private decks and a single detached garage, this home offers a perfect balance of comfort, functionality and outdoor enjoyment. Enjoy quick and convenient access to Deerfoot Trail, 16th Avenue and Memorial Drive, making commuting throughout the city effortless. Renfrew is known for its beautiful tree lined streets, views and strong sense of community; Ideally located and surrounded by trendy restaurants and every amenity you could need. This home truly captures the essence of inner city living; where location and lifestyle come together

seamlessly. Schedule your private showing today!