



408 11 Avenue NW
Calgary, Alberta

MLS # A2289386



\$1,498,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,997 sq.ft.	Age:	1934 (92 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Recta		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding		

Inclusions: Central Vacuum/Attachments, Garage Door Opener, Garage heater, Garage shelving on west wall and upper shelves on east wall.

Open house Saturday, March 7th from 2:00 to 4:00pm at 408-11 Avenue N.W. Offered for the very first time, beloved home on one of the most prime Avenues in the inner city. Tucked in behind Crescent Road and less than 45m to Crescent Park with many, all season, family friendly recreational facilities. Check out the children's playground, new NHL size Skating Rink, Baseball diamonds, Tennis courts, Basketball court and Curling Rink. Character, 1997 sq.ft. 3 bedroom, 2 storey featuring large windows and formal rooms which rival modern home design. Inviting main floor with a sunny, spacious living room and dining room, cozy library/den, a functional kitchen plus a cheery eating area with views of the beautiful backyard. Many custom highlights; cornice ceiling moldings, French doors, dual sided, brick, wood burning fireplace, site finished oak hardwood on the main and upper floors. Large primary bedroom with walk in closet and access to a west rooftop deck - perfect for sipping summer Sangria's. There are two more generously sized bedrooms perfect for the kids or an extra office space and a large four piece bath. Exceptionally well cared for and in pristine condition. Situated on a 50x120 foot lot graced with elegant trees and professional, mature landscaping that has been lovingly and meticulously maintained. Unwind on your cobblestone patio and enjoy the vibrant display of hardy perennials and shrubs bursting with color through spring and summer. Oversized, heated single garage. Lined with century-old boulevard elm trees, this block offers a distinctively historic and timeless appeal increasingly rare in Calgary. A very quiet location; a short stroll to downtown, Prince's Island, St. Patrick's Island and the Bow River pathway. Bordering Rosedale with City, River & Mountain views.