



**429 11 Avenue NE
Calgary, Alberta**

MLS # A2303490



\$875,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Kitchen Island, Dishwasher (as is), TV Bracket in basement, exterior automated water drop system and decorative shelf in the living room.

OPEN HOUSE SAT APRIL 25 FROM 2-4. Situated on a quiet, tree-lined street with a sunny SOUTH FACING back yard, this charming updated home exudes character and is sure to impress! Offering 2,535 SF of developed living space with 3+1 bedrooms, 3.5 bathrooms and a detached double garage. The main floor features a spacious tiled foyer, gorgeous maple hardwood, chic light fixtures and modern paint tones throughout. You will love the well equipped kitchen with granite countertops, sleek appliances (including a gas stove), center island, corner pantry and raised eating bar which opens to the dining and living room with cozy gas fireplace and access to the backyard. A den, powder room and mud room complete this space. Ascend the gorgeous open-riser staircase to the upper level where you will find a vaulted master retreat with 4 piece ensuite and two additional bedrooms which share a 4 piece bathroom and walk-in closet with custom built-ins. A conveniently located laundry room is also found on this level. The basement is finished with a media/family room, 4th bedroom, 3 piece bath and an abundance of storage. Don't overlook the central AC for those hot summer days, Hunter Douglas blinds throughout, side entry door, low maintenance yard, many updated triple pane windows (in the basement, master and guest bedroom, ensuite and above the bathtub), newer roof and tankless hot water (2025). Fantastic inner city location within close proximity to downtown, schools, parks and an array of amenities...book your showing today!