



1827 11 Avenue NW
Calgary, Alberta

MLS # A2144295



\$1,550,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Street Light		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Silent Floor Joists, Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: -

This magnificent residence offers stunning downtown vistas and unparalleled construction, embodying the epitome of blissful living. Meticulously crafted with no expense spared, foam block and concrete construction enhance insulation and reduce sound, fostering a cozy and serene ambiance. Revel in the urban vibe with a bonus view of the elevated LRT line. At the same time, the low-maintenance landscaping, complete with perennials, shrubs, trees, water features, and ponds, fosters tranquil living. The bright and airy main floor boasts over 1700 sq ft of living space, featuring multiple south-facing windows and a spacious deck off the kitchen and living room. A dual-sided fireplace delineates the "Great" room living area, adorned with captivating focal points, and the kitchen, equipped with a gas cooktop, custom stainless-steel hood fan, ample cabinets, pantry, and a distinctive dining room enveloped by windows. A walk-in closet and full bathroom complement a main floor bedroom. Natural light fills the laundry room with a sink and plenty of storage. Ascend to the upper floor to discover your retreat in the expansive primary bedroom, complete with a walk-through closet, dual sinks, custom shower, jetted tub, gas fireplace, and a private patio delivering sweeping views. The fully developed lower-level walkout encompasses a third bedroom, full bathroom, and a family room with garden doors opening to a west-facing private patio and convenient garage access. Indulge in the ultimate garage experience with a fully insulated, drywalled, and painted dream garage accommodating three bays, equipped with a lift for a fourth car, and awaiting your cherished toys. Just steps away, you'll find coffee shops, an array of culinary delights in Kensington, boutique stores filled with local charm, easy access to transit, schools of all levels, and Calgary's premier medical

facilities.