



2832 11 Avenue NW
Calgary, Alberta

MLS # A2308910



\$1,599,900

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,446 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s)

Inclusions: Smart thermostat (Ecobee), Ring Doorbell Camera, Ring Floodlight / Security Camera, Backyard Storage Shed, 2 Hose Reels, 2 compost bins, laundry line & pole (backyard), Water Softener & De-Chlorinator, Hot Water Re-circulator

Unique 1 1/2 storey home in sought-after St. Andrews' Heights. Featuring 4 Bedrooms and 3.5 Bathrooms. Rare front-drive attached double garage situated on a large 61' x 118' lot. A comprehensive 2013 renovation by Ultimate Renovations completely reconfigured the floor plan to create an open concept with 1900+ square feet of main floor living. As you enter the home, you are greeted by a bright kitchen, dining and living room. The kitchen comes with a large island with quartzite countertops, stainless steel appliances, induction range, reverse osmosis system, touch activated faucets and two kitchen sinks. The primary bedroom features a walk-in closet and large ensuite including a soaker tub, large shower, double vanities, and separate toilet room. Adjacent to the primary bedroom is a den with deck access, and the laundry room with sink. Two additional bedrooms on the main level share a 5 piece bathroom with double vanities. A 2-piece powder room completes the main level. Upstairs, there is a fourth bedroom with a 4 piece ensuite, vaulted ceilings and walk-in closet. An open staircase leads to the basement, which features a recreation room with cork flooring, and a mudroom with direct garage access. Unfinished basement area includes storage, plumbing rough-in for future bathroom, utility room, and basement walk-up to the backyard. The underdrive garage is fully insulated and has a sink. The fenced backyard features a deck and numerous mature fruit trees and shrubs. Walking distance to Foothills Hospital, Calgary Cancer Centre, numerous highly-rated schools and the University of Calgary.