



GRASSROOTS
REALTY GROUP

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911 Drury Avenue NE
Calgary, Alberta

MLS # A2310913



\$1,299,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This beautifully designed two-storey home in Bridgeland/Riverside offers exceptional living space and an impressive array of upscale features throughout. Thoughtfully crafted with attention to detail, the home welcomes you with a bright, open-concept main floor filled with natural light. The elegant layout includes a formal dining room, a chef-inspired kitchen complete with quartz countertops, a large island, and premium Viking appliances. The spacious living room features two patio doors leading to an oversized deck with stunning downtown views, creating the perfect space for entertaining or relaxing. This smart home is also home is wired for sound! A striking glass feature wall and open staircase lead to the second level, where you'll find an impressive primary retreat with breathtaking city views, a large walk-in closet with a skylight with roof access, and a luxurious five-piece ensuite featuring a jetted tub and steam shower. Two additional uniquely designed bedrooms share a stylish three-piece bathroom. Hardwood flooring extends throughout the upper two levels. The fully finished walkout basement adds even more functional living space, offering a comfortable family room, wet bar, glass-enclosed wine room, fourth bedroom, full bathroom, and mudroom. Additional highlights include an oversized single attached garage with in-floor heating, central air conditioning, and a private elevator for added convenience and comfort. Located in the heart of Bridgeland/Riverside, one of Calgary's most vibrant and sought-after inner-city communities, this home offers an exceptional lifestyle defined by walkability, convenience, and community charm. Just minutes from downtown, residents enjoy easy access to trendy cafés, award-winning restaurants, local boutiques, parks, river pathways, and public transit. Bridgeland/Riverside is known for its strong sense of

community, beautiful tree-lined streets, and seamless blend of urban living with neighbourhood character. Whether you're enjoying a morning coffee at a local caf  , biking along the Bow River pathways, or taking a short walk to the downtown core, this location offers the perfect balance of luxury living and everyday convenience. For all the photos, community information, and a guided 360 tour, click the links below.