



2705 11 Avenue SE
Calgary, Alberta

MLS # A2323160



\$699,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	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, See Remarks		

Inclusions: Solar panels

Don't miss this RARE OPPORTUNITY to live in one best locations in Albert Park/Radisson Heights with this 2003 infill that is MOVE-IN READY. You will love the spacious feeling with more than 2200 SF of developed living space over 3 floors. Walk in the front and embrace the warmth and freshness of this NEWLY PAINTED home — the main level features tiled floors throughout the living, dining and kitchen. The open concept plan allows the light from the sunny south yard to flood through the LARGE WINDOWS. There is a dining room as well as a breakfast nook to enjoy quiet mornings or host family dinners! There is brand new carpet on both stairwells in a universally pleasing neutral tone. Upstairs you'll find a large and sunny master retreat with a newly refinished 5-pc ensuite and a Juliet balcony with a SPECTACULAR VIEW of the city and mountains. There are 2 more spacious bedrooms with an additional 4 piece bath. The lower level offers you numerous options with 680 SF of living space for all your extra needs, an office/exercise room/guests, or kids' play space. The basement is bright with large windows and an additional 3 piece bath. This home is cozy with heat from a BOILER SYSTEM, plus, this home has been outfitted with SOLAR PANELS so your electricity costs are minimal. Albert Park is a prime location with easy access to the LRT, Deerfoot, Stoney Trail, YYC International, plus parks, playgrounds and schools are all right here. This private setting offers mature landscaping with a fully fenced back yard and sunny, newly resurfaced deck. AND there is a double detached garage. Truly the complete package, this home is move-in ready and waiting for you.