



GRASSROOTS
REALTY GROUP

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7164 11 Avenue SW
Calgary, Alberta

MLS # A2326324



\$1,195,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,379 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Enclosed, Front Drive, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, No Back Lane, Street Lighting		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this exceptional home offering 3340 sq. ft. of beautifully designed living space in the sought-after West Springs community—one of Calgary's premier west-side neighborhoods. Built by Brookfield(Estate Specification). Thoughtfully designed, extensively upgraded & meticulously maintained in like-new condition, this impressive home combines modern luxury, quality craftsmanship, & outstanding family functionality. Step inside to discover bright & sophisticated interior highlighted by high ceilings, open-concept layout, premium finishes, Triple Glass Window & abundant natural light. The gourmet kitchen is true showpiece, featuring high-end built-in Stainless Steel Appliances, Gas Cooktop, elegant cabinetry, quality quartz countertops, and excellent workspace for everyday living and entertaining. Extensive upscale upgrades throughout create a refined, contemporary atmosphere while maintaining warmth and comfort for family life. The professionally finished basement significantly expands the living space & offers versatility with spacious recreation area, an additional bedroom, and a full bathroom—ideal for guests, extended family, teenagers, office, or private retreat. Built in 2021 and exceptionally well cared for, the home remains in outstanding condition & still benefit from applicable remaining new-home warranty coverage. Additional premium features include durable Fiber-Cement Exterior Siding, Exposed Aggregate Driveway & professionally finished Epoxy-coated Garage Floor, enhancing long-term durability and everyday practicality. Located on a quiet street in family-friendly community, this home offers the perfect balance of peaceful living and outstanding urban convenience. Enjoy easy access to numerous parks, playgrounds, pathways, green spaces, & recreational amenities. Public-schools include West Springs

School, West Ridge School, & Ernest Manning High School, while Calgary desirable west side also provides convenient access to a variety of respected private and alternative education choices. Shopping, dining, fitness, professional services, caf  s, & everyday conveniences are all close by, with established commercial amenities throughout the community & along 85th Street corridor. The nearby West District adds a vibrant, pedestrian-oriented mix of shops, services, public spaces, pathways etc., further strengthening the lifestyle appeal & long-term desirability. Commuting is convenient with excellent access to Bow Trail, Old Banff Coach Road, Sarcee Trail, Stoney Trail and broader west-side transportation network. Downtown Calgary is about a 15-minute drive, while nearby transit routes and access toward the West LRT corridor provide more commuting options. The location also offers excellent westbound access toward Canada Olympic Park and the Rocky Mountains. ACT NOW! Don't miss the rare opportunity to own a nearly new, extensively upgraded luxury family home in one of Calgary's most desirable west-side communities with exciting ongoing community growth!