



GRASSROOTS
REALTY GROUP

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2705 11 Avenue SE
Calgary, Alberta

MLS # A2347897



\$645,000

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
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Start off Autumn in this spacious, MOVE-IN READY home tucked into a tranquil, treed setting. You will be amazed at the spacious feeling with more than 2200 SF of developed living space over 3 floors. Enhanced energy efficiency with solar panels and a boiler heating system makes owning this home even more attractive. Walk in the front entry and embrace the warmth and freshness of NEW PAINT! 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! The brand-new carpet on both staircases is one more reason to call this home. Upstairs you'll find a large and sunny master retreat with a recently renovated 5-pc ensuite and a Juliet balcony offering 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, space for guests, the kids's play space or a terrific recreation room. The basement is bright with large windows and an additional 3-piece bath. 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.