

\$1,050,000 - 415 11 Street Ne, Calgary

MLS® #A2088897

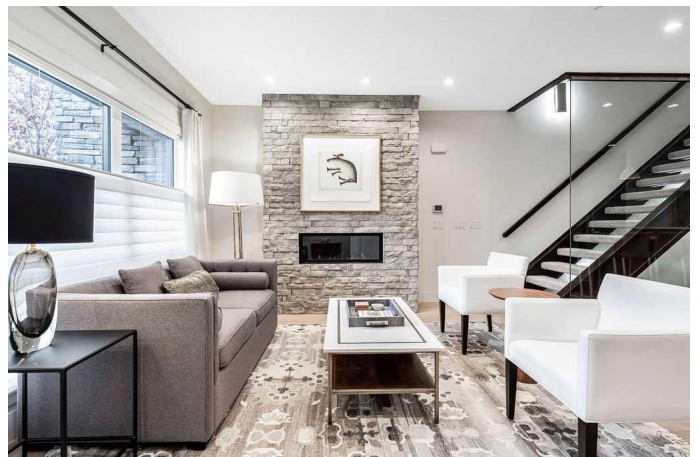
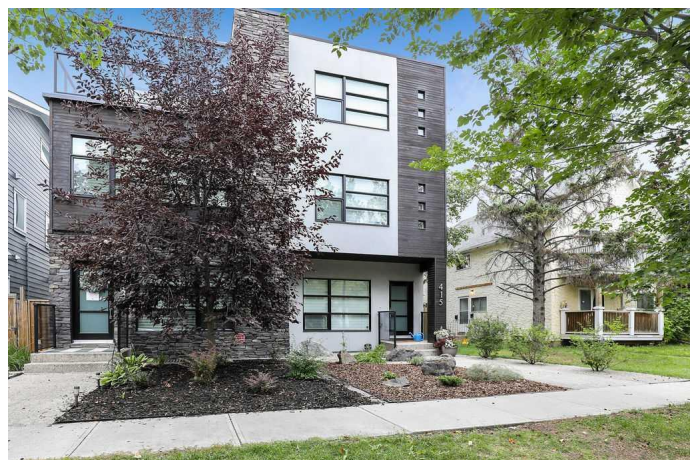
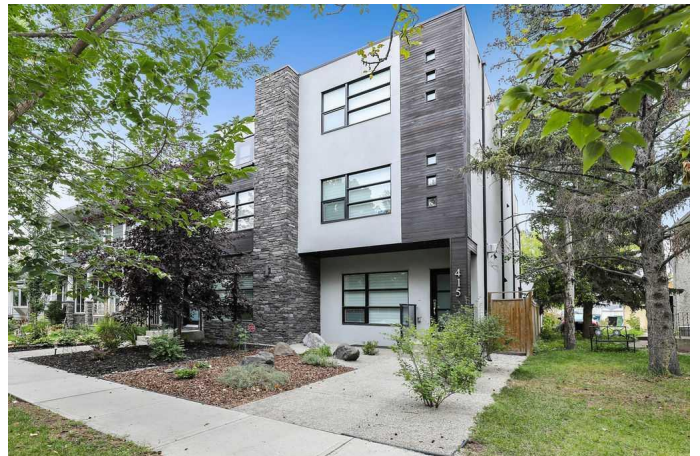
\$1,050,000

4 Bedroom, 5.00 Bathroom, 2,267 sqft

Residential on 0.06 Acres

Bridgeland/Riverside, Calgary, Alberta

OPEN HOUSE - Saturday, November 4 FROM Noon to 4PM - Quintessential Bridgeland Living - OVER 2800 square feet OF IMPECCABLE LIVING SPACE - 4 BEDROOMS ABOVE GRADE - 4 FULL BATHROOMS including 2 FULL ENSUITES - 3 WALK IN CLOSETS - CENTRAL AC - IN FLOOR and IN SLAB HEATING - heated GARAGE - gorgeous WALNUT kitchen and BUILT-INS throughout - superb APPLIANCES including 6 BURNER WOLF GAS RANGE - DESIGNER Lighting - excellent WINDOW COVERINGS - ALL on a premier Bridgeland street, a location offering both sanctuary and connectivity to Brigeland's™s cafes, shops, restaurants and more. ENJOY fall walks down your tree-lined street to the piazza and engross yourself in the vitality that makes Bridgeland exceptional. The FLOOR PLAN maximizes your required need for functionality seamlessly with great aesthetics. The main floor is understated richness - wide plank oak floors, a comforting stone mantle fireplace, gorgeous kitchen and built-ins. The floor is complete with a large mudroom and chique powder room. The second floor exemplifies further thoughtful design. The primary bedroom is a generous size for rest. The plan includes a large walk-in closet, 5-PIECE ENSUITE featuring marble finishings, a soothing jetted tub and a personal west facing balcony for your morning coffee. The second large bedroom further offers the functionality of a 4-PIECE ENSUITE and a wonderful east



elevation through the tree canopies. Finally a FULL laundry room WITH SINK and STORAGE completes the second floor. The top floor presents TWO MORE BEDROOMS both with WALK IN CLOSETS and a SECOND west facing balcony with views of the city. Again, both generous in size, these are wonderful bedrooms or can make for excellent offices, media rooms, gyms and more. Attention to detail continues into the basement. The very cool walnut bar is ready for your imagination’s libations, a fourth full bathroom and a room fitting to accommodate a gym (as viewed in the photos) or potentially a wine cellar, hobby room or more complete the floor. Lastly, enjoy the urban oasis in the west-facing backyard, including a thriving “green wall” and covered patio.

Built in 2014

Essential Information

MLS® #	A2088897
Price	\$1,050,000
Sold Price	\$1,028,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,267
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	415 11 Street Ne
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Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4N5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 13th, 2023
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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