

\$1,850,000 - 2808 11 Avenue Nw, Calgary

MLS® #A2102222

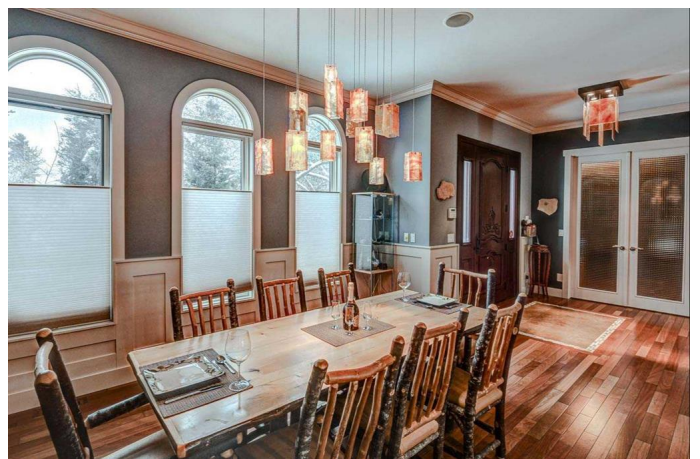
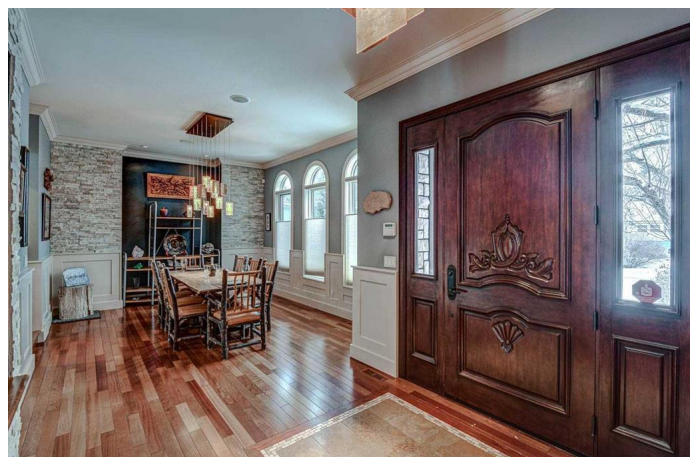
\$1,850,000

6 Bedroom, 5.00 Bathroom, 2,882 sqft

Residential on 0.15 Acres

St Andrews Heights, Calgary, Alberta

Elegant Design w/meticulous detail in this Large Family Estate Home situated on a 55x118.5 lot. Located in St. Andrews Heights, Close to Foothills Hospital, the New Cancer Center, U.ofC. McMahon Stadium, Foothills Athletic Park, River Pathways, and Easy Access whether in the city or out of town. Over 4000 sq. ft. of Luxurious Living Space w/10' Ceilings, Custom Crown Moldings, Vaulted Ceilings, Wainscoting, BRAZILIAN CHERRY HARDWOOD and Travertine Tile Floors. A Gorgeous Gourmet Chef's Kitchen Boasts Espresso Stained Custom Cabinets, Top of the Line Appliances, Magnificent Center Island w/Breakfast Bar & French Doors to the New Large Trex Deck. The Main Floor also Features a Formal Dining Room, Stunning Living Room w/Quartz-Faced Fireplace, a Spacious Office/Den w/Custom Built-ins. The Upper Level Features a Magnificent Master Retreat w/a 6pc. Spa Inspired Ensuite including Custom Heated Travertine Tile & Marble Inlay, Steam Shower, Jetted Soaker Tub, & large Walk-in-Closet. There are 3 Additional Bedrooms, one with a 3 pc ensuite, a 5pc Main Bath. A Balcony with South Exposure and a Downtown View. The Lower Level Features 2 Bedrooms, a Large Family Room with Cozy Fireplace, A Games Room with Wet Bar & Fridge, & 3 pc Bath. Additional Features Include Heated Floors to The Kitchen, The Basement, & The Upper Bathrooms. A beautiful private Back Yard with Deck and Rundle Stone Patio plus and



Oversized Double Garage(26'x23'). Recent
Solars Panels to the Roof. What a Great Place
to call Home.

Buyers & Realtors When Viewing PARK
around the corner in the 2 Hour Parking Zone

Built in 2008

Essential Information

MLS® #	A2102222
Price	\$1,850,000
Sold Price	\$1,785,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,882
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2808 11 Avenue NW
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1H9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Oversized

Interior

Interior Features	Bookcases, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,
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	Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2024
Date Sold	March 14th, 2024
Days on Market	56
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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