

\$1,199,999 - 2518 11 Avenue Nw, Calgary

MLS® #A2107519

\$1,199,999

3 Bedroom, 2.00 Bathroom, 1,530 sqft

Residential on 0.17 Acres

St Andrews Heights, Calgary, Alberta

Welcome to the small pocket of St Andrew's Heights - one of Calgary's most sought after inner city communities. Perched up on the hill, this quiet neighbourhood is home to some of the finest properties in the NW and boasts one of the best views of the downtown core from the ridge. Presenting this meticulous 3 bedroom, split level abode spread over 2,650+ sqft and situated on an oversized 65 X 120 lot. Upon entering, you will appreciate the hardwood floors, open concept layout, stone surround fireplace and large windows throughout. Migrate over to the amalgamated kitchen and dining areas, while enjoying quick access outside via the french doors. You will be in storage heaven in this kitchen with all the custom cabinetry! Topped off with stainless steel appliances and a copious amount of prep space on the counters, the true 'heart of the home' shines. Head up to the enormous yet regal 310 sqft primary bedroom that showcases dual closets, lovely built-ins, corner windows and a view of the city skyline. The main bathroom sits just adjacent and is a delight with heated floors and separate jetted tub + shower. The second bedroom is spacious in size and includes more built-ins. On the mid level you will find the laundry area, 3 piece bathroom, walk-out access to the lower patio along with the third bedroom with large south facing windows. Downstairs is where the fun happens! This space is calling out for your games area, theatre room, home gym, dedicated office or kid's recreation zone.



The large, tiered deck is ideal for hosting and the entire yard becomes an oasis during the warm summer months. Did we mention the 3 indoor garage spaces? An attached single for convenience or seasonal storage along with a detached double out back with newly installed windows + door. Underground sprinkler system in the front + back to keep your lawn lush and loads of mature trees scatter the property. The gas BBQ connection out back along with wiring for a hot tub is all ready to go. The recently replaced stone + stucco provides great curb appeal and will capture your first impression. Take a drive around - pride of ownership in this wonderful neighbourhood is evident. You are close proximity to Foothills + Children's Hospital, University of Calgary, McMahon Stadium, off-leash area, river pathways and the community tennis courts + sledding hill. A short drive into the downtown office core, to grocery, coffee shops, restaurants and quick access out to the mountains.

Built in 1955

Essential Information

MLS® #	A2107519
Price	\$1,199,999
Sold Price	\$1,180,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2518 11 Avenue NW
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1H5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Concrete, Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	March 15th, 2024
Days on Market	24
Zoning	R-C1
HOA Fees	0.00

Listing Details

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