

\$1,200,000 - 438 11 Avenue Ne, Calgary

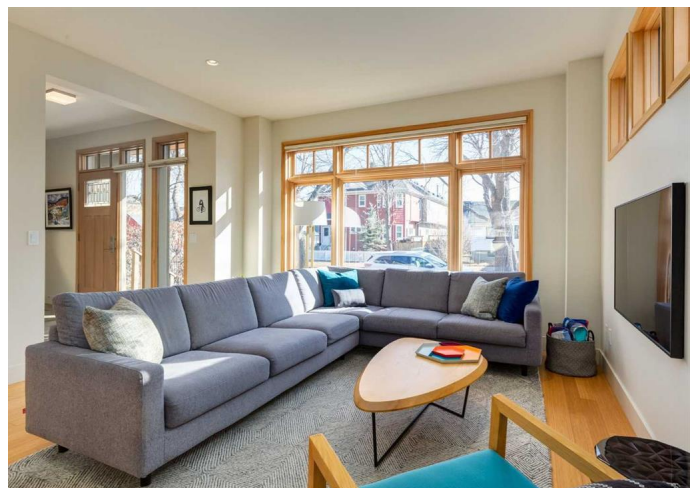
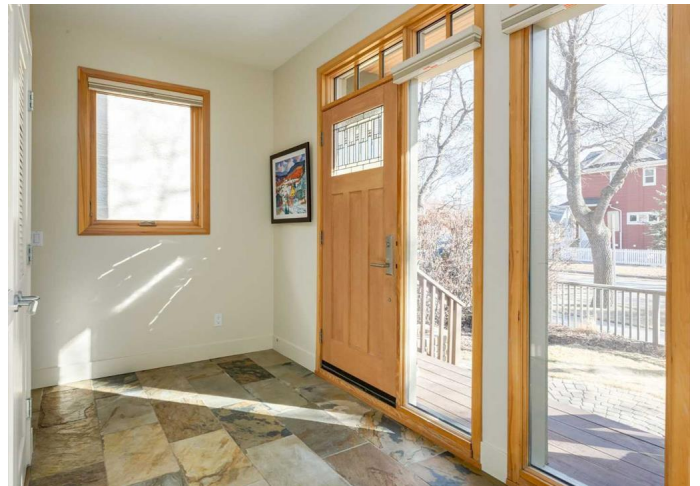
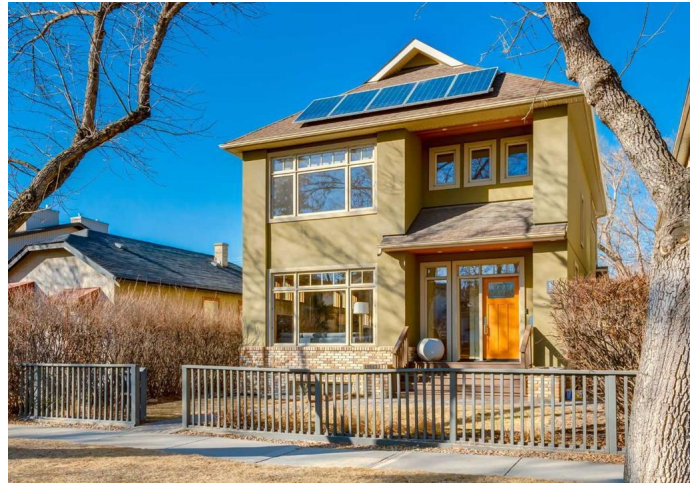
MLS® #A2115563

\$1,200,000

5 Bedroom, 4.00 Bathroom, 2,163 sqft
Residential on 0.10 Acres

Renfrew, Calgary, Alberta

Introducing a unique and exceptional property that stands out from the rest. This detached home is situated on a rare 37-foot wide lot, offering more space for families. Nestled on a beautiful tree-lined street, this property combines charm, eco-friendly features, and modern comforts in a picturesque setting. Step inside the large foyer to discover a freshly painted interior, accentuating the bright living spaces filled with natural light, the open-concept layout with hardwood floors is ideal for both daily living and entertaining. The main floor features a versatile office that can double as a bedroom, complemented by a convenient full bathroom and mud room. Spectacular chef's kitchen showcasing two sinks, a gas cooktop, a newly installed Miele dishwasher (Oct 2023), a functional island with a butcher block countertop, a bar fridge, a filtered water dispenser, and plenty of storage. Upstairs, you'll discover a luxurious primary bedroom retreat featuring a walk-in closet and a beautiful ensuite with heated floors, dual vanities, and a large shower. Additionally, the upper level offers the convenience of laundry facilities, built-in desks, and two more generously sized bedrooms and a full bathroom with dual vanities and quartz countertops. The fully developed basement boasts a large recreational room, two more bedrooms, a bathroom, and ample storage. The lower level is also roughed in for a future kitchen and/or wet bar. Recent renovations include stunning remodeled bathrooms and



several new appliances, adding a touch of luxury to everyday life. The energy-efficient features such as solar panels, geothermal heating & air conditioning (geothermal furnace replaced in 2022), basement hydronic floor heat, solar tubes, and upgraded R50 attic insulation ensure comfort while reducing environmental impact. Outside, the fully landscaped yard with a large deck, BBQ line, and artificial grass is perfect for outdoor gatherings and relaxation. Completing this exceptional offering is a double-car garage accessible via a paved lane and a backyard shed for additional storage. Located in popular West Renfrew, walk to parks, local schools, restaurants, grocery stores, downtown, and more. This home offers the perfect blend of sustainability, style, and convenience. Don't miss the opportunity to make this unique property your new home. Floor plans and a 3D tour are readily available, providing a glimpse into this dream home!

Built in 2008

Essential Information

MLS® #	A2115563
Price	\$1,200,000
Sold Price	\$1,210,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,163
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	438 11 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0Z3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Electric, Geothermal
Cooling	Full
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 27th, 2024
Days on Market	6
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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