

\$575,000 - 2701 11 Avenue Se, Calgary

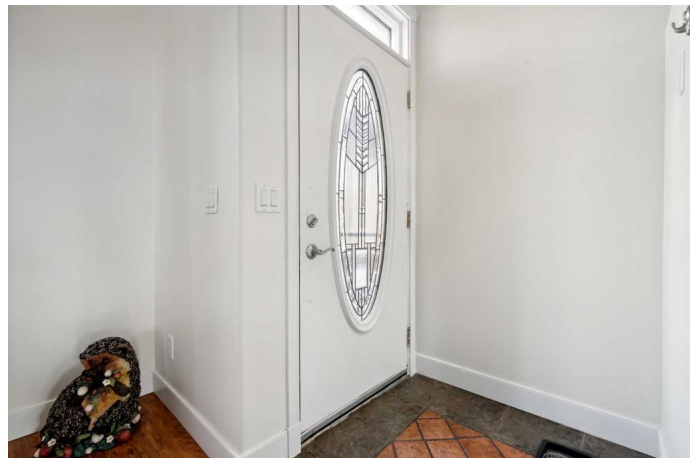
MLS® #A2120233

\$575,000

5 Bedroom, 4.00 Bathroom, 1,766 sqft
Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this stunning home boasting modern comforts and eco-friendly features. The main floor offers bright, open spaces, including a cozy family room with a gas fireplace and in-floor heating with multiple zones for personalized comfort. Enjoy the convenience of vacu-flow for easy cleaning and multiple entrances for seamless access. The chef's kitchen features stainless steel appliances, making meal prep a breeze. Upstairs, retreat to your spacious primary bedroom with a luxurious five-piece ensuite and a standing balcony, while two generous-sized bedrooms and another four-piece washroom complete the upper level. The lower walkout level adds even more living space, featuring two bedrooms, a three-piece washroom, a wet bar, and a large living room, perfect for entertaining. Outside, the low-maintenance backyard and spacious deck offer plenty of room for gatherings, complemented by an oversized heated garage. Only minutes away from Downtown Calgary, this home offers unparalleled convenience. Plus, it comes with top-notch upgrades including an ICF (insulated concrete form) foundation and party wall serving for noise reduction and for energy efficiency, a new boiler, a water softener, and a reverse osmosis system for purified water. With in-floor heating and separate controls for each room, comfort is guaranteed throughout the house. Experience the best of both worlds in this exceptional home – schedule a showing with



your realtor today!

Built in 2004

Essential Information

MLS® #	A2120233
Price	\$575,000
Sold Price	\$575,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,766
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2701 11 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A0E5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Other, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 16th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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