

\$639,900 - 8511 11 Street Sw, Calgary

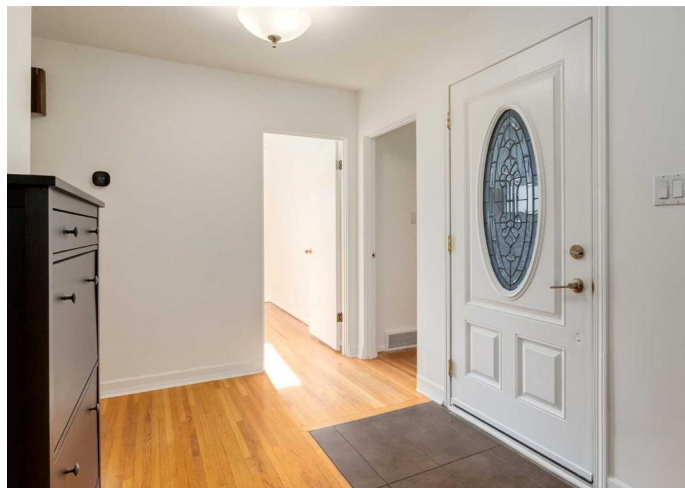
MLS® #A2139873

\$639,900

3 Bedroom, 1.00 Bathroom, 1,117 sqft
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Beautiful bungalow with numerous updates blended with original charm on a quiet street with mature trees and a huge pie-shaped backyard oasis. The basement has been completely demoed and being setup for a future legal rental suite with much of the construction already completed. Soaring trees, an updated exterior paint colour and lovely garden beds provide great curb appeal. Inside the original hardwood floors have been refinished adding loads of character. The classic wood-burning fireplace encased in stone invites relaxation on cool winter evenings. Stunningly modernized, the kitchen inspires culinary creativity featuring granite countertops, stainless steel appliances, a wine fridge, a breakfast bar on the peninsula island, a large breakfast nook and extra windows that showcase tranquil backyard views. All 3 bedrooms are exceedingly spacious and bright, sharing the 4-piece bathroom. The old 1960s basement has been entirely gutted with 5 windows replaced and a 6th added (all egress), new framing, new wiring, new LED lights, new sub-panel, new electrical panel, new high-efficiency furnace, new ductwork, new thermostats, new hot water on demand system, new floor drain in the machinal room, new HRV (not installed), R-22 insulation and vapour barrier, new window wells and so much more! The front yard was regraded to drain away from the house, copper plumbing has been replaced with PEX, aluminium wiring in the garage replaced with copper wiring the



upgrades list goes on and on! An extra long driveway leads to the single attached garage for tons of additional parking. Lush landscaping, Â mature trees and an oversized lot come together to create a secluded and private outdoor sanctuary for weekend barbeques, unwinding soaking up the west-facing sunshine or gathering around the firepit on endless summer nights. This phenomenal home is in an unsurpassable location within walking distance to several schools, amenities and transit. The family-oriented community of Haysboro offers many parks and playgrounds as well as tennis courts and an outdoor skating rink with shops, services and restaurants close by as well as neighbouring Glenmore Reservoir with its many pathways, parks, spray park, boating and much more!

Built in 1959

Essential Information

MLS® #	A2139873
Price	\$639,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,117
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8511 11 Street Sw
Subdivision	Haysboro

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1M7

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Tankless Hot Water
Appliances	Built-In Oven, Dryer, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator
Heating	Baseboard, High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 17th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

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