

\$949,000 - 2904 11 Avenue Nw, Calgary

MLS® #A2152831

\$949,000

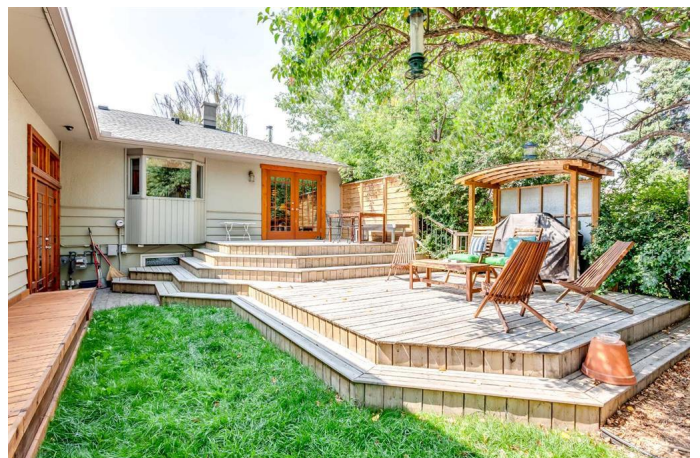
3 Bedroom, 2.00 Bathroom, 1,380 sqft
Residential on 0.14 Acres

St Andrews Heights, Calgary, Alberta

Welcome to this charming 3-bedroom, 2-bathroom bungalow in sought after St Andrews Heights. Tucked away on a quiet street with an amazing lot, just steps from the Foothills Medical Centre, within walking distance of Alberta Children's Hospital and the University of Calgary.

Upon entering through a custom wooden "speak-easy" door, you'll find the main floor which includes two bedrooms, a fully renovated 4-piece bathroom with a soaker tub, and a living room enhanced by a second wood-burning stove. The dining room and kitchen overlook the picturesque natural setting of the yard, complete with an abundance of trees, and gardens.

You will fall in love with the converted breezeway, crafted by a local artisan into a serene retreat. Featuring a wood-burning stove and a vaulted ceiling with open beams, this space offers the perfect environment for relaxing with a good book or convert to a home office or mudroom. The spacious lower level features a versatile multi-use room, an additional bedroom, a three-piece bathroom with a sizeable walk-in shower, an oversized laundry room with a utility sink and storage cupboards, a cold storage room with potential for a wine cellar, and a fully functional sauna. Enjoy outdoor living on the two-tiered rear deck, complete with a barbecue and shelter, all within a fully fenced, private yard. The back alley provides access to an oversized single attached garage and two off-street paved



parking spaces, with room for RV parking. St. Andrews’s Heights offers tennis courts, a skating rink, and the city’s best toboggan hill. This prime location also ensures easy access to transit, Highway 1, Kananaskis, and Banff. Notable upgrades include exterior painting (2018), new windows (2010), renovated bathroom (2010 and 2023), a new hot water tank, newer blinds and garage door (2018), and new shingles, eaves, and downspouts (2016).

Built in 1953

Essential Information

MLS® #	A2152831
Price	\$949,000
Sold Price	\$935,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2904 11 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1H9

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, French Door, No Smoking Home, Sauna, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	July 30th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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