

\$1,799,000 - 2811 12 Avenue Nw, Calgary

MLS® #A2163123

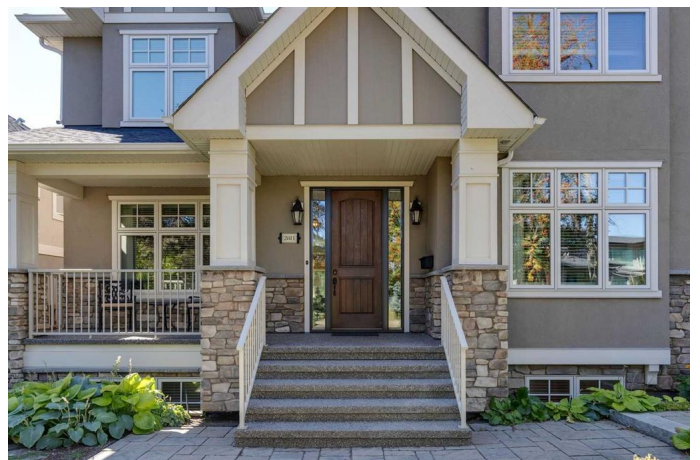
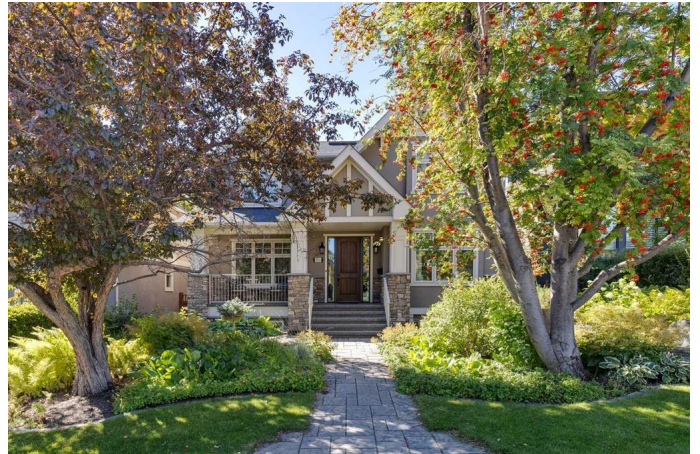
\$1,799,000

4 Bedroom, 5.00 Bathroom, 2,720 sqft

Residential on 0.14 Acres

St Andrews Heights, Calgary, Alberta

This custom build home has an incredible attention to detail. Upgrades include - plywood exterior walls and sub floor, triple pane windows on the main and upper (double in basement), 9' ceilings on the main and basement (all bedrooms vaulted), 2 zone forced air for main and second floor in floor heat in the basement, solid mdf interior doors, sound-dampening insulation - 1. between the main and basement 2. 2pc bathroom on the main 3. upper level laundry room 4. gym in the basement. When you first enter the home you will love the impressive front entry. There is a custom built front hall closet armoire, hardwood stairs with runner, walnut flooring and feature railing with metal spindles. The dining room will accommodate large family gatherings and has a coffered ceiling with pot lights. There is a main floor den just off the front door with 4 built in shelf units with drawer/cabinet storage and a discreet printer drawer. The living room is an ideal size for entertaining with a 52" feature gas fireplace with updated facing. Kitchen offers an amazing amount of counter top working area, ceiling height cabinets, Wolf built in counter top gas stove, great sight lines into the rear yard and a circular breakfast bar on the island that can seat 6. Fantastic rear mudroom with locker system located right beside the 2pc bath. Lower level offers a good size family room with gas fireplace, tons of built in cabinets, wet bar with wine fridge, games area, gym with cork flooring and two windows,



large bedroom with two windows, and a 3pc bath with oversized shower. The primary bedroom is huge and will fit any size bedroom set, has tons of windows, walk in closet with custom organizer, 5pc ensuite with heated floor and toilet that is enclosed. Both secondary bedrooms have their own 4pc ensuites, custom closet organizers and vaulted ceilings. The upper level laundry room has a craft/sewing area, 2 level counter top, tons of storage and is sound proofed. Lots of outdoor options including a front exposed aggregate porch, paving stone rear patio ideal for outdoor furniture, rear exposed aggregate porch and a storage shed that matches the house. Mechanical in this home includes HRV, electronic air filter, rough in utility sink in the basement storage area. Garage is 24'X26" with 2"X6" construction, has 8'X18' garage door, Calcana radiant ceiling heater, custom workbench with storage cabinets. This home is ideal for people with active teenagers and a handyman who loves his garage. Close to downtown, U of C and the Foothills and Children's hospital.

Built in 2011

Essential Information

MLS® #	A2163123
Price	\$1,799,000
Sold Price	\$1,920,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,720
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	2811 12 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1K9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Workshop in Garage

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Gas, Living Room, Mantle, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 9th, 2024
Date Sold September 20th, 2024
Days on Market 11
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital Realty

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