

\$599,900 - 3, 440 11 Avenue Ne, Calgary

MLS® #A2164592

\$599,900

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

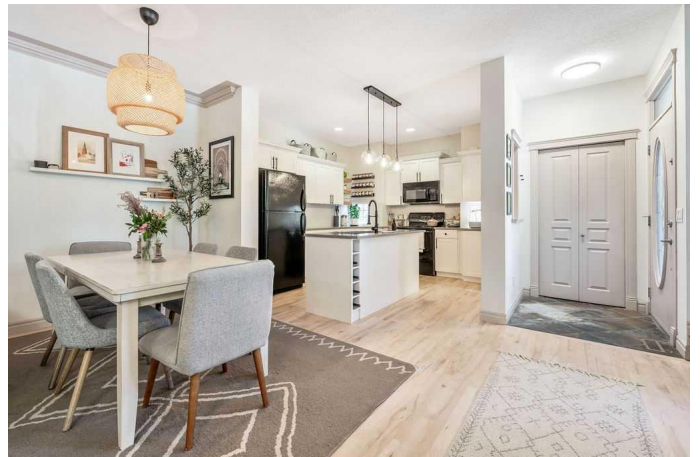
Renfrew, Calgary, Alberta

Welcome to trendy townhouse living in the heart of Renfrew, one of Calgary's most vibrant inner-city communities! This stunning 3-bedroom, 3-bath townhome strikes the perfect balance between style, convenience, and a lock-and-leave lifestyle. With over 1,840 sqft of living space, low condo fees (\$235/month), a private outdoor patio, and just a five-minute commute to downtown, this home is ideal for those seeking a well-connected yet peaceful residential setting.

Inside, you'll find a beautifully updated interior with refinished maple hardwood floors, sleek updated cabinetry, and stunning quartz countertops, all tied together with a stylish tile backsplash. The spacious kitchen features a large center island and a dining area perfect for hosting. Relax in the cozy living room, complete with a gas fireplace and built-in wall units for extra storage.

The second level boasts two large bedrooms, a 4-piece bathroom, and convenient in-suite laundry. The luxurious primary suite offers custom shelving in the ample closet space and a 4-piece ensuite bathroom. The fully developed lower level includes an additional living room with another gas fireplace, a third bedroom, and a full bathroom—perfect for guests or a home office.

With a newer roof (2017), a single detached garage with extra parking on the side, and Air



Conditioning (installed 2024), this home checks ALL the boxes. Situated near parks, and sports complexes, and within walking distance to top trendy restaurants, shops, and public transit, youâ€™ll have everything at your fingertips. Donâ€™t miss your opportunity to call this fantastic property home!

Built in 2002

Essential Information

MLS® #	A2164592
Price	\$599,900
Sold Price	\$607,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,242
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3, 440 11 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0Z3

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 24th, 2024
Days on Market	13
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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