2705 11 Avenue SE

Calgary | Active | MLS® A2355917

$599,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2003**	**1,574.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Hope Street Real Estate Corp.

A closer look

Make your new home in this spacious, MOVE-IN READY gem, tucked into a tranquil, treed setting. You will be amazed at the spacious feeling with more than 2200 SF of developed living space over 3 floors. Enhanced energy efficiency with SOLAR PANELS and a BOILER HEATING system makes owning this home even more attractive. Walk in the front entry and embrace the warmth and freshness of NEW PAINT! The main level features tiled floors throughout the living, dining and kitchen. The open concept plan allows the light from the SUNNY SOUTH YARD to flood through the LARGE WINDOWS. There is a dining room as well as a breakfast nook to enjoy quiet mornings or host family dinners! The BRAND-NEW CARPET on both staircases is one more reason to call this home. Upstairs you'll find a large and sunny master retreat with a recently renovated 5-pc ensuite C/W HEATED TILE FLOOR and a Juliet balcony offering a SPECTACULAR VIEW of the city and mountains. There are 2 more spacious bedrooms with an additional 4-piece bath. The lower level offers you numerous options with 680 SF of living space for all your extra needs - an office/exercise room, space for guests, the kids' play space or a terrific recreation room. The basement is bright with large windows and an additional 3-piece bath. Albert Park is a prime location with EASY ACCESS to the LRT, Deerfoot, Stoney Trail, YYC International, plus parks, playgrounds and schools are all right here. This PRIVATE SETTING offers mature landscaping with a fully fenced back yard and sunny, newly resurfaced deck. AND there is a DOUBLE DETACHED GARAGE. Truly the COMPLETE PACKAGE, this home is MOVE-IN READY and waiting for you.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355917
Bedrooms	3
Bathrooms	4
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,574.22 sq. ft.
Main Level Finished Area:	750.05 sq. ft.
Upper Level Finished Area:	824.17 sq. ft.
Below Grade Finished Area:	679.35 sq. ft.
Acreage:	No
Lot Area:	2,992 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7680AM
Heating:	Boiler, In Floor, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Bathroom, Main Level
City Quadrant:	Southeast
Community:	Albert Park/Radisson Heights
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Inclusions:	Window coverings, garage door opener
Restrictions:	Airspace Restriction
Main Floor	Entrance · 7'1" × 4'11" ·
Main Floor	Living Room · 17'9" × 12'1" ·
Main Floor	Dining Room · 12'5" × 8'9" ·
Main Floor	Kitchen · 15'6" × 10'5" ·
Main Floor	Breakfast Nook · 9'9" × 5'5" ·
Main Floor	Laundry · 8'8" × 4'11" ·
Upper Level	Bedroom - Primary · 15'11" × 10'7" ·
Upper Level	Bedroom · 13'8" × 11'4" ·
Upper Level	Bedroom · 11'4" × 9' ·
Lower Level	Family Room · 15'2" × 10'4" ·
Lower Level	Game Room · 21'6" × 9'7" ·

Lower Level	Flex Space · 9'2" × 8'3" ·
Lower Level	Furnace/Utility Room · 9'2" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Kitchen Island, No Smoking Home, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Rear Porch
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Oct 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2705-11-avenue-se-calgary-a2355917/

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