2705 11 Avenue SE

Calgary | Active | MLS® A2360133

$549,900









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

You’ll find exceptional value in this INNER-CITY home featuring over 2200 SF of developed living space over 3 levels with features that are hard to find at this price point, including brand new solar panels, in floor heating on all three levels, a renovated 5-piece ensuite with heated tile, a fully developed lower level and new paint and carpet. When you walk in the front door you’ll love the spacious feeling and the flood of natural light that greets you. The open concept plan allows the light from the sunny south yard to flood through the LARGE WINDOWS. The well-designed kitchen faces south and offers loads of cabinets/counters and a large island as well as an eating nook and spacious dining room. Upstairs you’ll find a large and sunny master retreat with a newly renovated 5-pc ensuite and a Juliet balcony with 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/guests, or kids’ play space. The basement is bright with large windows and an additional 3-piece bath. Plus there is a DOUBLE GARAGE, and the superior location gives easy access to the LRT, Deerfoot Trail and Stoney Trail. There are parks, playgrounds and schools all nearby making this exceptional home truly MOVE-IN-READY.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360133
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:	Solar Panels, window coverings
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:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2705-11-avenue-se-calgary-a2360133/

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