

# \$1,299,000 - 1410 11 Avenue Se, Calgary

MLS® #A2202351

**\$1,299,000**

4 Bedroom, 4.00 Bathroom, 1,931 sqft

Residential on 0.09 Acres

Inglewood, Calgary, Alberta

Welcome to this stunning custom-built 4 bedroom home hitting the market for the first time. Nestled on a quiet, tree-lined street with cul-de-sacs at both ends and a fabulous tot lot and dog park just across the street, this home offers the perfect blend of privacy, convenience, and urban lifestyle. Situated on a wider-than-average infill lot (33' vs. 25'), the property boasts a spacious yard, a detached two-car garage with built-in shelving and extra roof storage, plus additional space for a third vehicle or expanded outdoor living. Step inside to a thoughtfully designed mid-century modern meets mountain-style interior, meticulously maintained by its original owners. The main floor is ideal for entertaining, with a cozy dining room featuring built-in speakers, updated appliances, and timeless Moen & Delta fixtures.

Upstairs, you'll find three spacious bedrooms, each designed with incredible built-in storage, ensuring a clutter-free space without the need for extra furniture. The fully finished lower level offers a versatile fourth bedroom, perfect for guests or a home office. Additional highlights include: high-efficiency furnace (2019), air conditioning (2020), and updated hot water tank, Hardwired security system + Ring doorbell cameras (front & back). Walking distance to schools, the community center, and some of Calgary's top amenities. Living in Inglewood means being steps away from trendy cafés, local shops, top-rated restaurants, and scenic river



pathwaysâ€”the best of inner-city living while enjoying a peaceful residential setting.

Donâ€™t miss this rare opportunity to own a truly special home in one of Calgaryâ€™s most desirable neighborhoods. Contact your favorite realtor today for a private viewing!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202351    |
| Price          | \$1,299,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,931       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1410 11 Avenue Se |
| Subdivision | Inglewood         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2G 0Z8           |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 3                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 33               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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