

# \$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

\*\* Open House Sunday April 6th from 2pm - 4pm! \*\* 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	9
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
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