

2620 11 Avenue SE  
Calgary, Alberta

MLS # A2220610



**\$549,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Open Floorplan		

**Inclusions:** N/A

1,700 Sq Ft of Total Living Space | Oversized Double Garage | Covered Front Porch + Upper Balcony | Fully Fenced Yard - Welcome to 2620 11 Ave SE, Calgary &ndash; a rare opportunity to own a spacious and well-maintained property in the established community of Radisson Heights. This home offers approximately 1,700 square feet of total developed living space, providing flexibility and comfort for families and individuals alike. The main level features beautiful hardwood floors throughout, complemented by large windows that flood the space with natural light. The living room is warm and inviting with a gas fireplace and a huge front window overlooking the covered porch and letting in tons of natural light. The kitchen is updated and includes a pantry, modern stainless steel appliances, including a new sink and faucet, and offers plenty of storage and prep space. The adjacent dining area is perfect for family meals and entertaining. Upstairs, the primary bedroom impresses with vaulted ceilings, a chandelier, and direct access to a private balcony, an ideal spot for morning coffee. Two additional well-sized bedrooms and a full four-piece bathroom complete the upper level, providing comfortable accommodations for family or guests. The fully developed lower level adds even more versatility to the home. It includes two additional bedrooms (or a bedroom and a den), a spacious living area, a full bathroom, and a dedicated laundry room with a newer Samsung washer and dryer. Renovated flooring (LVP with Styrofoam underlay) enhances the modern appeal of this space. A highlight of this property is the oversized double detached garage: ready for heat (venting and gas), fully finished, and boasting soaring 10-foot ceilings with over 500 sq ft of space, making it one of the best in the area. The property also features a fully fenced front and back yard, offering

privacy and outdoor enjoyment. A back deck makes barbecuing convenient, while the low-maintenance yard is perfect for pets and children. Additional upgrades include the removal of Poly B plumbing and replacement with PEX (\$6.5K value), newer shingles (2022), and a hot water tank (2021). The home is also wired for fiber internet, ensuring modern connectivity. Situated in Radisson Heights, this home is centrally located with quick access to downtown Calgary, major routes like Deerfoot Trail, and public transit, including the C-Train. The neighbourhood offers parks, schools, and community amenities, making it a practical choice for city living. Don't miss this unique opportunity – call your preferred REALTOR® to book a showing today!