

3, 440 11 Avenue NE
Calgary, Alberta

MLS # A2164592



\$599,900

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: n/a

Welcome to trendy townhouse living in the heart of Renfrew, one of Calgary's most vibrant inner-city communities! This stunning 3-bedroom, 3-bath townhome strikes the perfect balance between style, convenience, and a lock-and-leave lifestyle. With over 1,840 sqft of living space, low condo fees (\$235/month), a private outdoor patio, and just a five-minute commute to downtown, this home is ideal for those seeking a well-connected yet peaceful residential setting. Inside, you'll find a beautifully updated interior with refinished maple hardwood floors, sleek updated cabinetry, and stunning quartz countertops, all tied together with a stylish tile backsplash. The spacious kitchen features a large center island and a dining area perfect for hosting. Relax in the cozy living room, complete with a gas fireplace and built-in wall units for extra storage. The second level boasts two large bedrooms, a 4-piece bathroom, and convenient in-suite laundry. The luxurious primary suite offers custom shelving in the ample closet space and a 4-piece ensuite bathroom. The fully developed lower level includes an additional living room with another gas fireplace, a third bedroom, and a full bathroom—perfect for guests or a home office. With a newer roof (2017), a single detached garage with extra parking on the side, and Air Conditioning (installed 2024), this home checks ALL the boxes. Situated near parks, and sports complexes, and within walking distance to top trendy restaurants, shops, and public transit, you'll have everything at your fingertips. Don't miss your opportunity to call this fantastic property home!