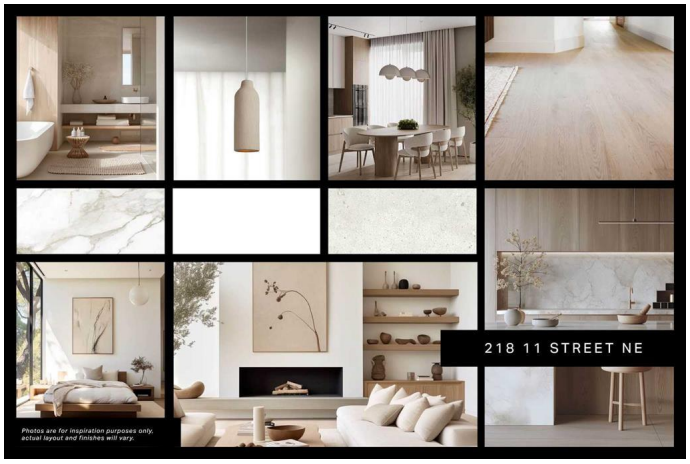
$1,225,000 - 218 11 Street Ne, Calgary

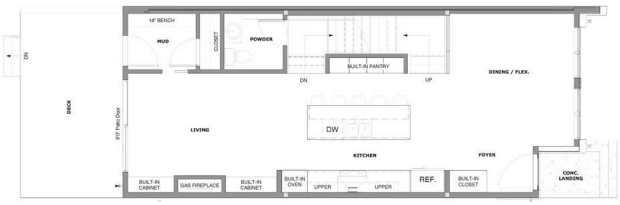
MLS® #A2083408

$1,225,000

4 Bedroom, 5.00 Bathroom, 2,091 sqft
Residential on 0.61 Acres

Bridgeland/Riverside, Calgary, Alberta





Coming soon to BRIDGELAND! This stunning SEMI-DETACHED home offering a THIRD FLOOR LOFT W/ BALCONY, OVERSIZED PRIMARY SUITE, JUNIOR SUITE, & FULLY DEVELOPED BASEMENT in BRIDGELAND is sure to wow you and your family! Boasting a lavish exterior, the elegant interior finishes & upgrades all come together in this modern home, starting w/ the main floor. The main floor features wide plank-engineered white oak hardwood floors, 10-ft ceilings, & a DOUBLE DETACHED GARAGE. The chef-inspired kitchen centers on a central island & has upgraded appliances, including a gas range, a French door fridge, & a built-in wall oven. Quartz counters sit alongside a full-height backsplash w/ custom cabinetry for a highly modern aesthetic, with a large built-in pantry giving you tons of storage space. The front dining room/flex space enjoys views of the front yard through CEILING-HEIGHT PANELLED WINDOWS & a designer chandelier. After dinner, relax in the great room around the inset gas fireplace w/ custom millwork & oversized sliding patio doors onto the back deck. A rear mudroom also takes you out back, with a pocket door and built-in bench for convenience, and an elegant powder room finishes off the level with a modern vanity and designer lighting. Upstairs, the primary suite takes up half the floor for the ultimate retreat, with large windows, dual walk-in closets, and a huge, contemporary 5-pc ensuite equipped with heated tile floors, dual vanity, tiled

shower, and freestanding soaker tub. The junior suite enjoys its own walk-in closet and 4-pc ensuite, with a raised 12-ft ceiling in front of the ceiling-height windows! Older kids or guests will love the freedom and quiet they get from the THIRD FLOOR LOFT bedroom, which sits next to the main 4-pc bath. The bonus room is a great rec area, with oversized sliding glass doors taking you out to a good-sized balcony, perfect for summer drinks and morning coffee. The living space doesnâ€™t end there â€“ an additional 647 sq ft of space continues in the developed basement, with a spacious rec room, dedicated TV area, full wet bar, fourth bedroom, and another full 4-pc bathroom! The only thing that makes this home better than it already is, is the amazing location! Bridgeland is a trendy inner-city community home to several high-end homes and popular local businesses. This ideal neighbourhood is within walking/biking distance to everything Downtown and East Village offers, including access to the Bow River Pathway system, and features several nearby parks/green spaces and schools. Youâ€™re steps from Murdoch Park and the Bridgeland-Riverside Community Association and only a 15-minute walk to Tom Campbellâ€™s Hill Natural Park and Off-Leash Area. Nestled away out of the hustle and bustle, this is the perfect home for families or established professionals looking to enjoy the modern amenities this home and neighbourhood offers!

Built in 2025

Essential Information

MLS® #	A2083408
Price	$1,225,000
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	2,091
Acres	0.61
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	218 11 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard

Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 27th, 2024
Days on Market	159
Zoning	DC

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE

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