

# \$939,900 - 412 11 Street Ne, Calgary

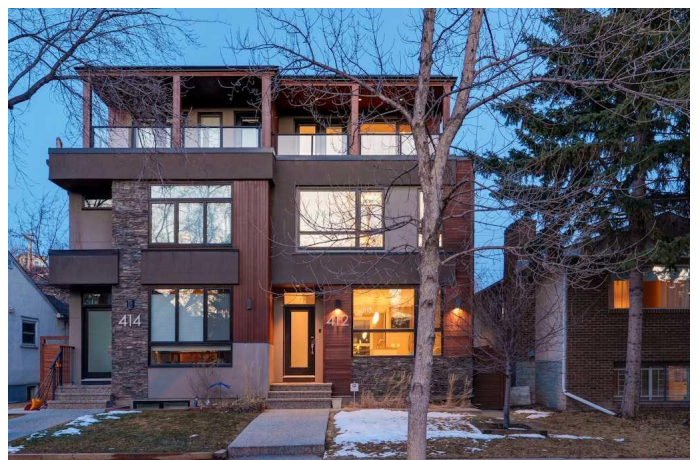
MLS® #A2202122

**\$939,900**

3 Bedroom, 4.00 Bathroom, 1,851 sqft  
Residential on 0.06 Acres

Bridgeland/Riverside, Calgary, Alberta

Proudly presenting 412 11 St NE in the charming, historic community of Bridgeland. Nestled on a quiet street, this meticulously maintained 3-story, 3-bedroom & 3.5 bath home with Concrete Party Wall offers the perfect blend of relaxed luxury, classic design & quality craftsmanship over 2400+ SF of developed space. The modern exterior creates an impression while the large triple-pane windows allow an abundance of natural light to flood the home. The main floor's open layout, natural material & rich earth tones create a warm & welcoming atmosphere. At the heart of this stylish level is the well-appointed kitchen featuring extended cabinetry, stainless steel appliances including an induction stove top, quartz counters & an expansive island with seating for 5. A stunning fireplace highlights the tranquil living room while the pretty dining area overlooks the lovely backyard offering a serene setting for gatherings w/ family & friends. The open-riser staircase & lighting are a striking architectural feature leading to the 2nd & 3rd levels. The 2nd floor w/ beautiful hardwood is dedicated to the owner's retreat – a bright & spacious sanctuary boasting large windows with tree-top vistas. The primary bedroom easily accommodates a king size bed & provides generous storage while the spa inspired ensuite delivers a double sink vanity w/ quartz counter, large steam shower & separate deep soaker tub. A sizable walk-in closet w/ custom built shelving & dedicated laundry area w/



storage, custom shelving & a quartz folding counter provide convenience & organization to the exceptional 2nd floor. The upper 3rd level is a true highlight of this home featuring a lovely flex space ideal for a family room, office, gym or studio with access to the covered balcony & city views. Completing this sunny bonus level is a 2nd bedroom & 4-pc. bathroom. Heated concrete floors ensure year-round comfort in the professionally developed & freshly painted lower level. A wet bar w/ quartz countertop & beverage fridge elevates the space for entertaining or movie nights in the relaxed family room while a spacious 3rd bedroom w/ ensuite provides an ideal guest suite or personal refuge. Outside, the backyard is a private & peaceful oasis perfect for enjoying morning coffee or unwinding in the evening under the stars. Some of the many additional features & upgrades to this extraordinary property include double garage, in-floor heating (main, lower level & ensuite), air conditioning (April 2023), water softener (November 2023), tankless hot water (Navien combi boiler “ November 2023) & 3rd-story balcony - resurfacing with new membrane (May 2024). Please refer to the complete list in the supplements. Wonderfully located close to Bridgeland’s vibrant shops & cafes, Tom Campbell’s Hill Natural Park & the Bow River Pathway system, this property shows 10/10 & offers a rare opportunity to enjoy the best of both quiet residential living & the convenience of urban amenities in Bridgeland.

Built in 2012

### **Essential Information**

MLS® #	A2202122
Price	\$939,900

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,851
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	412 11 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4N6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Induction Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Other

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Membrane

Construction Concrete, See Remarks, Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 14th, 2025

Days on Market 11

Zoning R-CG

## Listing Details

Listing Office Coldwell Banker Mountain Central

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