



Nine-foot ceilings, all new flooring surrounded by original 6 inch baseboards, adding charm to this lovingly restored inner-city character home.

The nearly new kitchen is brimming with every convenience...walls of cabinetry, thick slabs of wood form the counter-tops graced by designer backsplash.



Clever, contemporary features define this upgraded bath...with recessed lighting surrounding a personal vanity, designer mosaic glass-tile backsplash and a vessel sink.

*Welcome to
912 - 11th Avenue S.E.*



403-249-4322

www.calgaryconnection.com



Overview

This homes biggest advantage is the Location, Location, and Location...steps from Inglewood!!! We are an easy walk to the Bow River, Stampede Park...and downtown. Buy with confidence, offering exceptional value...view the many upgrades and improvements! A host of quality features including; nine-foot ceilings, the newer flooring throughout the entire main floor, the living room and dining room combination, and a newer kitchen and bathroom. We have numerous windows allowing lots of natural light to flow into the home. The basement is not a dug-out; it is a proper concrete foundation offering an office or den and additional space currently being used as a workshop. The exterior of the home has nice curb appeal and is surrounded by a newly constructed fence, shed...and a south-facing verandah. The lot measures 29.5 X 98.4 Square Feet; wider for the district...the total square footage of the lot is 2902. We are corner to the alley creating greater privacy from your neighbours and the opportunity to build more formal parking if desired.

This wonderful inner-city home is a rare opportunity to purchase a home within walking distance to the core, steps from Stampede Park and a block from the biking and walking paths bordering the Bow River. You are also a short walk to the wonderful venues offered in the trendy district of Inglewood!!!

Living Room and Dining Room

The open area created by the combination of the living room and dining room, will allow you to arrange your furnishings with ease... notice... nine foot ceilings making this area seem even more spacious. The flooring is newer all surrounded by original 6 inch baseboards, adding charm to this lovingly restored inner-city character home. The dining area is steps from the kitchen...but separate enough to hide the all the clutter created by the meal preparation. The home faces the sunny south with a large picture window flooding this area with lots of natural light throughout the day.

Kitchen

This kitchen has been carefully planned and has loads of convenient work areas. The nearly new kitchen is brimming with every convenience...walls of cabinetry including the fridge completely surrounded by shelves and storage. Thick slabs of wood form the counter-tops graced by designer backsplash placed from the tops of the counters to the cabinetry...and imagine cooking on the easy use and care gas stove. The rear utility room allows easy access to the fully landscaped backyard and is also entry to the lower level laundry area. The utility room is multi-functional acting as a mud-room, and providing additional storage.

Bedrooms & Bath

Clever, contemporary features define this upgraded bath...with recessed lighting surrounding a personal vanity, designer mosaic glass-tile backsplash and a vessel sink...sleek and modern. We have two bedrooms; a master bedroom with high ceilings and a spacious closet, the second bedroom is a storybook child's room.

Yard

The home sits on a wide South-facing lot measuring 9.1 x 30 meters wider than most lots in Ramsay. The side alley creates a greater spaciousness to your home as there is a separation from your neighbours. The side alley also allows for future formal parking if desired. We also offer reduced maintenance with the poured concrete sidewalk to the sides and rear of the house. Quality has been the first consideration in the building of the front verandah, fence and large shed. The yard is nicely landscaped and the home has great curb appeal.

Amenities

This very desirable home is in the inner-city district of Ramsay. You are within easy walking distance to the trendiest of areas...Inglewood. From your front door you are half a block from the Bow River, a block from Stampede Park, and a short walk to the core.

For more information and additional pictures please call Real Phaneuf at 249-4322 or visit my website at www.calgaryconnection.com