

# \$1,100,000 - 7307 11 Street Sw, Calgary

MLS® #A2214933

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 1,782 sqft

Residential on 0.16 Acres

Kelvin Grove, Calgary, Alberta

Located on a quiet tree-lined street in the established community of Kelvin Grove & situated on a 70'x100' lot, this 3+1 bedroom home offers over 2300 sq ft of developed living space. The main level presents hardwood floors & crown moulding, showcasing a spacious living room anchored by a feature fireplace, formal dining room with traditional wainscoting accents that can comfortably seat 8 guests. The kitchen is open to the dining room & provides plenty of cupboard/counter space & stainless steel appliances. A private office space with access to the back is located on the lower level, perfect for a home office setup. There's also access to the laundry/mudroom. Ascend a short staircase to the upper level that hosts 3 generously sized bedrooms & a 4 piece main bath. The primary bedroom has ample closet space & a private 4 piece ensuite with deep soaker tub & rain shower head. Basement development includes a large family/media room & fourth bedroom with 3 piece ensuite. Outside, the private west facing back yard with large deck that doesn't back directly onto other homes, is the ideal spot to relax or for summer outdoor entertaining. Parking is a breeze with a double attached front garage. This lovely family home is located close to Chinook Park Community association, Heritage Park, schools, shopping, public transit & has easy access to Elbow Drive, Glenmore Trail & 14th Street.



Built in 1963

## Essential Information

MLS® #	A2214933
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,782
Acres	0.16
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	7307 11 Street Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1N3

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Crown Molding, Laminate Counters, Recessed Lighting, Soaking Tub, French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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