

\$1,049,900 - 104b 11 Street Ne, Calgary

MLS® #A2257322

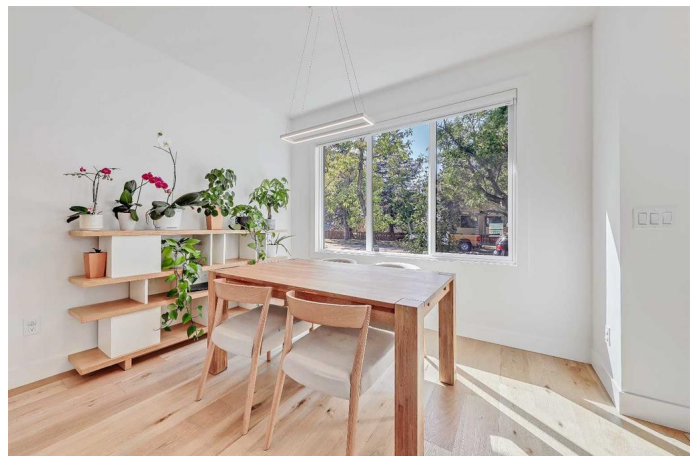
\$1,049,900

5 Bedroom, 4.00 Bathroom, 1,871 sqft
Residential on 0.05 Acres

Bridgeland/Riverside, Calgary, Alberta

****OPEN HOUSE SAT, SEPT 27TH AT 12-2 PM**** *VISIT LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!* Like New in Bridgeland | Custom 3-Storey Infill | 5 Bedrooms | Over \$175K in Upgrades | 2,635 Sq Ft of Living Space | Solar Powered & Energy Efficient | Heated Double Garage | Extensively upgraded, this 3-storey home in a quiet tree-lined street of Bridgeland offers 2,635 sq ft of living space with 5 beds and 4.5 baths. This single-owner residence distinguishes itself with over \$175,000 of mechanical, structural, and functional upgrades designed to maximize comfort and minimize the cost of ownership.

GENERAL: • Engineered hardwood floors • High-efficiency dual-zone furnace, • AmairCare High Efficiency Particle Air filter (HEPA) • Premier Kinetico water softener system (removes calcium, magnesium, iron, and manganese), • Multiphase Kinetico K5 drinking water station (removes salts&minerals, heavy metals, organic componeds-e.g. pesticides, and bad taste/odor, • High-efficiency central A/C (SEER 16) • Solar panels generate ~6.000Kw designed to offset 100% of the home's annual electrical consumption. • VRC Instant hot water boiler, • Professional radon reduction, sump pump • Freshly repainted throughout • Extensive pot lighting and oversized windows for increased illumination • Top-down/bottom-up window



coverings • Flat-painted ceilings • Heat Recovery Ventilator (HRV)

BASEMENT: • Fully developed and extended basement with in-floor heating throughout • A rec room with ceiling speakers, a projector rough-in, a wet bar with a beverage fridge and a microwave, • Two bright bedrooms with windows and a full bath with a tiled shower.

MAIN FLOOR: • Open stairwell with wood and chrome accents • Dining area connecting to the open kitchen • Kitchen with custom cabinetry, an induction cooktop, a French door fridge, a wall oven, under-cabinet lighting, quartz backsplash, a waterfall island, and a microwave • Rear living room with gas fireplace, a tiled feature wall, and sliding glass doors leading to the backyard. • A mudroom with built-ins and a stylish powder room.

SECOND FLOOR: • Two oversized bedrooms, each with spacious walk-in closets • A 5-piece bath with a quartz dual vanity and a private tub/shower. • A full laundry room with quartz counters, sink, cabinetry, and washer/dryer on pedestals • Open flex room ideal as an office or rec space.

THIRD FLOOR: • Private primary retreat with oversized windows, a Juliet balcony, and a custom walk-in closet, • Spa-like ensuite with heated floors, a dual vanity, a curbless shower with rain and dual heads, a bench, 10mm glass, and a private water closet.

EXTERIOR & GARAGE: • Hardie board, aluminum, and brick siding pair with aggregate walkways. • Fenced backyard with extended deck with a gas line • Snow-melting system rough-in, heated garage insulated, drywalled, painted, with epoxy floors, 8ft height door, and smart quiet door opener.

Built in 2022

Essential Information

MLS® #	A2257322
Price	\$1,049,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,871
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	104b 11 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4N2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane
Roof Flat Torch Membrane, Asphalt Shingle
Construction Cement Fiber Board, Concrete, Manufactured Floor Joist, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 19th, 2025
Days on Market 9
Zoning DC

Listing Details

Listing Office RE/MAX House of Real Estate

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