

# \$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 | 4                |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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