

# \$539,900 - 2620 11 Avenue Se, Calgary

MLS® #A2232681

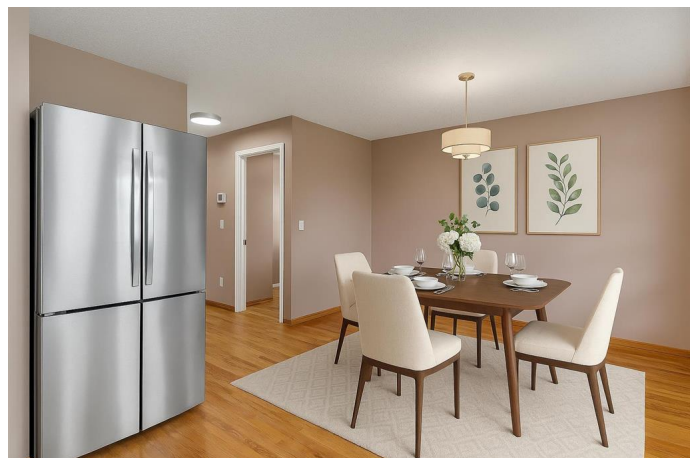
**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,217 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Oversized Double Garage | 1,700 Sq Ft of Total Living Space | Covered Front Porch & Upper Balcony | Fully Fenced Yard - Welcome to your new home, a well-kept and versatile home nestled in the heart of Radisson Heights, offering the perfect blend of character, comfort, and convenience. Boasting approximately 1,700 sq ft of developed living space across three levels, this home is ideal for families, professionals, or anyone seeking flexible living arrangements. The main floor showcases rich hardwood flooring and is bathed in natural light thanks to large windows and a huge front window that looks out to the covered porch. A cozy gas fireplace anchors the living room, while the updated kitchen features stainless steel appliances, a new sink and faucet, pantry, and generous storage and prep space. The dining area offers a seamless space for gatherings and everyday meals. Upstairs, the primary bedroom feels like a retreat with vaulted ceilings, a chandelier, and access to a private balcony, perfect for a quiet morning coffee. Two additional bedrooms and a full 4-piece bathroom complete the upper floor. The fully developed lower level offers even more value with two extra bedrooms (or use one as a den), a second full bathroom, spacious rec room/living area, and a dedicated laundry space equipped with newer Samsung washer/dryer. The renovated flooring here (LVP with Styrofoam underlay) adds modern flair and durability. One of the standout features is the oversized double detached



garage, over 500 sq ft, 10-ft ceilings, vented and ready for heat, fully finished, and one of the best in the area. Outside, enjoy a fully fenced yard, both front and back, with a rear deck for BBQs and a low-maintenance yard ideal for pets and kids. Recent updates include: PEX plumbing (replaced Poly B, \$6.5K value), Shingles (2022), Hot water tank (2021), Fiber internet ready. Located minutes from downtown Calgary, with quick access to Deerfoot Trail, public transit, and the C-Train, this central location is surrounded by parks, schools, and community amenities. Opportunities like this donâ€™t come often, contact your favorite REALTOR® today to schedule your private showing!

Built in 1997

**Essential Information**

MLS® #	A2232681
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2620 11 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2A 0E3

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features High Ceilings, Open Floorplan, Laminate Counters  
Appliances Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony  
Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 19th, 2025  
Days on Market 16  
Zoning R-CG

### Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.