

# \$2,000,000 - 2823 11 Avenue Nw, Calgary

MLS® #A2255543

**\$2,000,000**

4 Bedroom, 4.00 Bathroom, 2,679 sqft

Single Family on 0.15 Acres

St Andrews Heights, Calgary, Alberta

Welcome to this exquisite custom-built residence by Tribeca Homes, ideally positioned on a 55' south-facing walk-up lot in the prestigious St. Andrews Heights. From the moment you arrive, the captivating curb appeal and charming front porch invite you to envision tranquil evenings at home. Step inside to soaring ceilings and impeccable craftsmanship, highlighted by over 4,090 sq ft of meticulously developed living space. Featuring site-finished walnut hardwood floors, solid core doors, detailed millwork, and elegant coffered ceilings, this home blends luxury with warmth. The grand travertine-tiled foyer impresses with a dramatic 19' ceiling. French doors reveal a private home office adorned with custom built-ins and maple crown molding. The formal dining room offers paneled walls, a picture window, and a recessed ceiling detail – perfect for entertaining. The gourmet kitchen is a chef's dream, outfitted with rich maple cabinetry, a massive 9' granite island, and premium appliances including a Viking 6-burner gas cooktop with griddle, dual Viking wall ovens, Miele dishwasher, and a panelled fridge. A butler's pantry connects the kitchen to the dining room, featuring a built-in Miele espresso machine and wine cooler. Adjacent, a bright breakfast nook opens to a raised south-facing deck – ideal for alfresco dining. The spacious living room is bathed in natural light and anchored by a stone-surround gas fireplace with custom built-ins, creating a



warm, inviting atmosphere. Upstairs, a generous landing overlooks the foyer and leads to three large bedrooms, each with ensuite access. The luxurious primary suite is a private retreat, complete with a cozy sitting area, gas fireplace, Juliet balcony with treetop views, custom walk-in closet, and an opulent 6-piece ensuite featuring heated floors, dual vanities, a jetted tub, and steam shower. The fully developed walk-up lower level is designed for entertaining and relaxation, boasting a large family/media room with a gas fire place, an elegant wet bar with raised granite counters, bar fridge, and dishwasher, plus a show-stopping wine cellar with cedar shelving for 400 bottles, enclosed by wrought iron gates. This level also includes a spacious bedroom, full bath, and a versatile flex room with cork flooring – ideal as a gym or studio. Outside, enjoy a spacious backyard with lush green space and a triple detached garage. A covered patio offers a welcoming space for additional seating or a hot tub. Don't miss this rare opportunity to own a stunning, custom home in one of Calgary's most sought-after communities! (id:6289)

Built in 2009

**Essential Information**

Listing #	A2255543
Price	\$2,000,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,679
Acres	0.15
Year Built	2009
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2823 11 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
Province	Alberta
Postal Code	T2N1J1

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Back lane, Wet bar, French door, Closet Organizers
Parking Spaces	3
Parking	Detached Garage
# of Garages	3

### Interior

Appliances	Cooktop - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Oven - Built-In, Garage door opener
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX House of Real Estate
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