ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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1815 11 Avenue NW
Calgary, Alberta

MLS # A2302429

$5,988,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,930 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	4 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, No Neighbours B		

Heating:	Boiler, Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Other	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Metal Counters		

Inclusions: None

Nestled in the prestigious Briar Hill neighborhood, this warm contemporary masterpiece, built by Wurzer Page Homes, spans 6,000 sq ft of exquisite living space, embodying California-inspired design and exceptional craftsmanship. Designed by R-EID Studio as a true architectural gem, this south-facing home boasts unequaled city views from every level, with all three exterior patio spaces basking in southern light, framed by an oversized Loewen window package. Constructed with steel, wood, and concrete, the residence exudes sophistication with high-end quartzite and stone finishes, matte white California Faucets, and a stainless steel island. The entire home operates on a Lutron control system, featuring designer light fixtures throughout, including a stunning Bocci light fixture above the basement bar. Designed for seamless entertaining, the walkout basement offers a 12-foot ceiling and a 36’ wide folding door, blending indoor and outdoor living. Perfect for hosting or relaxation, the home includes a 400 sq ft dedicated gym, a serene office with floor-to-ceiling windows, and heated floors in the basement and garage, with rough-in for driveway heat. Located in a tranquil setting next to green space, surrounded by luxury homes, it’s close to downtown and hospitals. With too many features to capture in print, this home must be experienced in person—a private tour is recommended. Potential buyers are advised to drive by at night to witness the captivating illumination. Vendor financing available upon approval.

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