

1111 Beverley Boulevard SW  
Calgary, Alberta

MLS # A2279819



**\$2,000,000**

<b>Division:</b>	Bel-Aire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,725 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

\*\* Open House Saturday February 7th from 11:30AM - 1:00PM! \*\* Unassuming from the street, this remarkable home reveals itself as a true hidden gem, set on an exceptional, oversized pie shaped lot with a sun-drenched south-facing backyard in the highly sought-after community of Bel Aire Estates. Offering over 2,700 sq. ft. of living space above grade and four bedrooms on the upper level, this residence presents a rare opportunity to create your forever family home. A welcoming front entry introduces a timeless centre-hall floor plan, leading to an inviting living room anchored by a wood-burning fireplace, perfect for cozy evenings. The formal dining room seamlessly connects to the spacious kitchen, which overlooks the expansive, park-like backyard. A bright breakfast nook with sliding glass doors invites effortless indoor-outdoor living and captures beautiful southern light throughout the day. A separate family room, along with a laundry room and powder room, completes the well-designed main floor. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with a large ensuite and soaker tub, offering excellent potential to personalize and update. Three additional bedrooms and a full bathroom provide ample space for family and guests. The fully developed lower level adds even more versatility, featuring an additional bedroom, bathroom, craft room, and abundant storage. Set on a private, beautifully treed lot in one of Calgary's most coveted inner-city neighbourhoods, this first-time-to-market property offers an exceptional opportunity to renovate, update, or simply enjoy a truly special home in an unbeatable location.