

# \$6,850,000 - 1815 11 Avenue Nw, Calgary

MLS® #A2231818

**\$6,850,000**

4 Bedroom, 6.00 Bathroom, 3,930 sqft

Residential on 0.15 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231818    |
| Price          | \$6,850,000 |
| Bedrooms       | 4           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 3,930       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1815 11 Avenue Nw             |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 1H4                       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Metal Counters                                                                                                                                               |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Garage Control(s), Range Hood, Tankless Water Heater, Water Softener, Built-In Freezer, Electric Cooktop |
| Heating           | Boiler, Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                  |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Other                                      |
| Lot Description   | Back Yard, Backs on to P<br>Gentle Sloping |
| Roof              | Flat Torch Membrane                        |
| Construction      | Other                                      |
| Foundation        | Poured Concrete                            |



### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 51              |
| Zoning         | R-CG            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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