

# \$849,999 - 11445 86 Street Se, Calgary

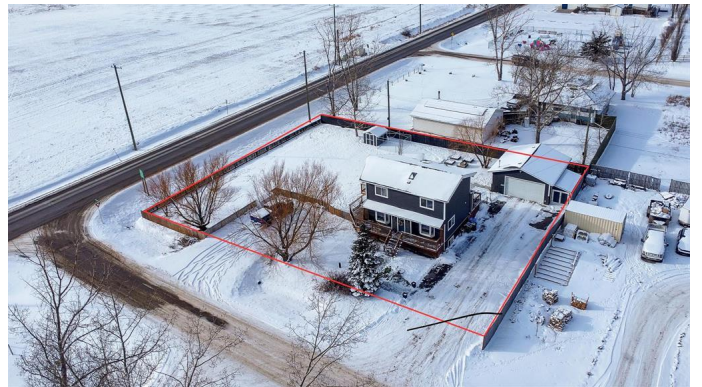
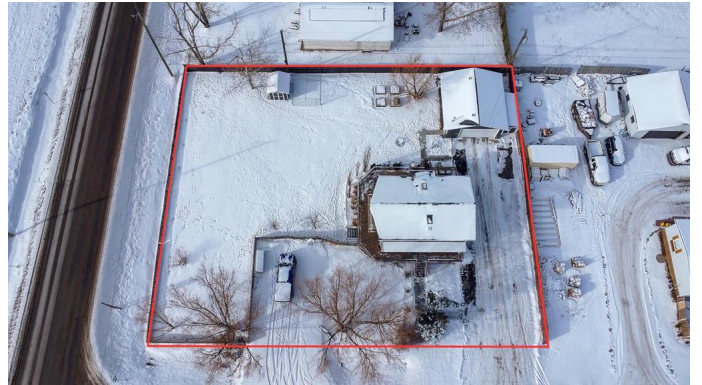
MLS® #A2195266

**\$849,999**

3 Bedroom, 3.00 Bathroom, 1,460 sqft  
Residential on 0.43 Acres

NONE, Calgary, Alberta

0.43-ACRE PROPERTY WITH OVER 2,000 SQ. FT. OF LIVING SPACE, 2 STOREY HOME WITH A (2024) FINISHED BASEMENT, 3 BEDROOMS, 2.5 BATHROOMS, A PRIVATE AC UNIT, PROPERTY SURROUNDED BY A DECK, A RECREATION ROOM, A LAUNDRY AREA, AND A GYM WITH A HEATED DOUBLE DETACHED GARAGE/SHOP, ALONG WITH EXTRA 2 SHEDS, 2 LONG DRIVEWAYS, AND THE POTENTIAL FOR FUTURE SUBDIVISION AS IT SITS ON A 3 PARCEL LOT. This property seamlessly combines the charm of country living with the convenience of residential living, situated in one of Calgary's most tranquil neighbourhoods. The upper level features three cozy bedrooms and two and a half bathrooms. One of the master bedrooms is equipped with a private air conditioning unit. The property is surrounded by a beautifully designed deck that enhances its aesthetic appeal. Recently completed (2024), the lower level (basement) includes a separate entrance, a recreation room, and a modern laundry area equipped with a new washer and dryer, a wall-in closet, and a gymnasium. Additional storage is provided by two additional sheds, ideal for organizing belongings. The expansive property, spanning three lots, offers the unique opportunity for future owners to subdivide, providing flexibility for potential development. Convenience is ensured by access to city services such as



garbage, recycling, organic waste disposal, and snow-plowed roads. The property boasts two long driveways, one paved with asphalt and the other with gravel, providing ample space for RV parking and up to 12 additional vehicles. A notable feature is the oversized 24x26 heated detached garage/shop with 220V power, suitable for a workshop or additional storage. There is ample space to construct additional structures, including a new garage, workshop, or outbuilding to meet your specific needs. This exceptional property offers boundless possibilities within an exclusive area of Calgary NEAR NEW HOTCHKISS COMMUNITY. 10 MINS AWAY FROM ALL THE Amenities. These rare opportunities do not frequently arise, making it an ideal investment for any discerning buyer.

Built in 1990

### **Essential Information**

MLS® #	A2195266
Price	\$849,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.43
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11445 86 Street Se
Subdivision	NONE
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3S0A3

### **Amenities**

Parking Spaces	12
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	Baseboard, Hot Water, Radiant
Cooling	Partial, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Decorative, Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	48
Zoning	S-FUD

### **Listing Details**

Listing Office	Real Broker
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