

\$2,098,000 - 322 11 Street Nw, Calgary

MLS® #A2084886

\$2,098,000

4 Bedroom, 5.00 Bathroom, 2,977 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

NEW EXECUTIVE HOME by RareBuilt -

Situated in Hillhurst, a coveted location offering quick access to the Bow River pathways and downtown amenities. 322 11st NW includes 4,163 square feet of luxury living space, 4 bedrooms, 4.5 bathrooms, a finished basement, and double garage. Custom tile, hardwood floors, 10'™ ceilings, accent stair lighting, and a beautiful limestone fireplace surround are just a few of the features in this exquisite home. The kitchen will impress with the Sub-Zero Fridge and freezer drawers, Wolf 6-burner dual fuel range, custom hood fan, Wolf wall oven, Wolf speed oven, Wolf built-in coffee system, Cove dishwasher and a full height Sub-Zero beverage center. Appliances are paneled and surrounded by high-end cabinetry and millwork, a well-established signature for this builder. The open concept main floor showcases a formal sitting room, dining room, great room, with custom oversized sliding doors located at the front and rear of the home creating a unique indoor/outdoor living space. Upstairs boasts 3 spacious bedrooms including the primary retreat with a spa inspired 5-piece ensuite complete with heated floors, dual vanity, oversized shower, freestanding soaker tub, and a dedicated make-up counter. The luxurious primary suite features floor to ceiling windows and access to its own private balcony. The large walk-in-closet is designed with custom built-in cabinetry and convenient access to the laundry room. A fully developed



loft on the 3rd level provides a full bath and 150-sqft. of west-facing covered balcony, making this level a treasured oasis for any buyer. The fully finished basement includes a large rec room, built-in wet bar, a bedroom with walk in closet, full bath, and ample storage. The immaculate mechanical room is home to the 2 Daikin furnaces, Kinetico water softener, and boiler for 2 zone radiant floor heat to name just a few. Schedule your appointment today!

Built in 2023

Essential Information

MLS® #	A2084886
Price	\$2,098,000
Sold Price	\$2,050,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,977
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	322 11 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X1

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Detached
---------	------------------------

Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer, Wine Refrigerator
Heating	Boiler, Forced Air, Natural Gas, Zoned
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Level
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2023
Date Sold	October 28th, 2023
Days on Market	25
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.