

\$829,900 - 226 11 Street Nw, Calgary

MLS® #A2112184

\$829,900

3 Bedroom, 2.00 Bathroom, 1,001 sqft
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE SAT. MARCH 9TH & SUNDAY 10TH - 1 PM-4 PM Welcome home! Located on a prime tree-lined street in Hillhurst Proper, this picture-perfect bungalow has been impeccably maintained & oozes charm from the excellent craftsmanship. The main floor has 9ft ceilings, original baseboards and casing & 7ft ceilings in the basement. The recent upgrades to the home are endless!! New solar panels, a high-end "Sync" furnace/combination water heater, washer/dryer, a renovated bathroom, some new windows, some new plumbing & electrical, a Fulgor range, an Egress window in the bsmt bedroom and new carpet. The fireplace has fresh white painted brick & beautiful new tile on the hearth. The entire home was re-painted, and new lighting was installed. Enjoy an evening glass of wine with your friendly neighbours on the west-facing covered veranda overlooking the stunning landscaped oasis.

Inside, you'll be greeted by the open front den, which can double as an office space. A spacious living room with corner gas F/P, entering into the endearing, updated retro-style kitchen. You will fall in love with this kitchen! Boasting checkered floors, a new high-end Fulgor stove & a porcelain sink, this kitchen will invoke memories of baking pies w/the family. A lovely four-season, heated sunroom with City views is located off the kitchen, perfect for a large dining room or quiet office space. The enormous primary bedroom



has dual closets and can be accessed via the kitchen or living room. The generous-sized 2nd bedroom is on the main floor, allowing for a queen bed and dresser. The basement has proper-height ceilings and is partially finished with a nice-sized bedroom & walk-in closet with new paint and carpet, a 1/2 bath, laundry area, & space for a family rm. The Raised back deck faces East, allowing lovely City views, and overlooks the impressive manicured backyard and single garage. Access to the garage is from the paved back lane. This immaculate home is steps away from restaurants/cafes & boutique shops in the heart of Kensington! Don't miss this gem; call your favourite realtor today!

Built in 1912

Essential Information

MLS® #	A2112184
Price	\$829,900
Sold Price	\$815,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,001
Acres	0.08
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	226 11 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 1X1

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	1
Parking	Additional Parking, Alley Access, Asphalt, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, Permit Required, Secured, Single Garage Detached

Interior

Interior Features	Built-in Features, Crown Molding, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Solar Tube(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Combination, Fan Coil, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 21st, 2024
Days on Market	13
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

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