

\$949,999 - 430 11a Street Nw, Calgary

MLS® #A2129891

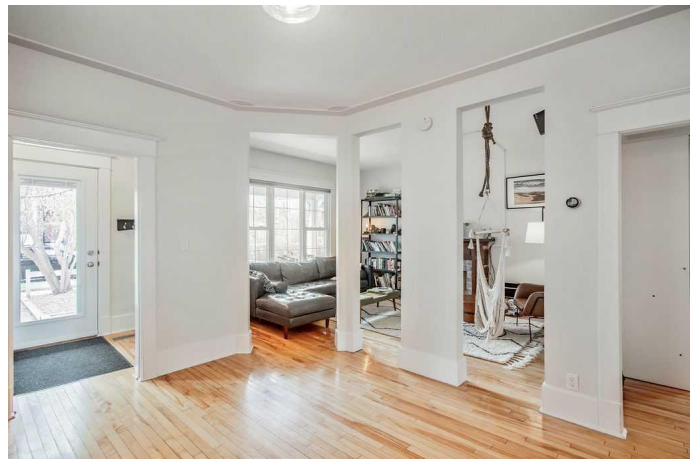
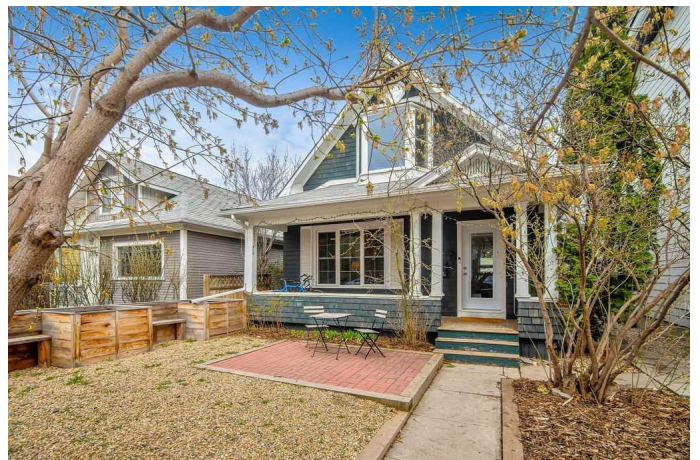
\$949,999

3 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

HILLHURST PROPER- Situated on Kensington's most coveted canopy tree-lined streets, 11A Street. Not often does a large, family-character home become available. This charming, extensively updated family home is in the quiet, very friendly community of Hillhurst Proper. A perfect balance of access to downtown and all that Kensington has to offer. Walking up to the home, you'll notice the charming, low-maintenance curb appeal leading to the large, inviting west-facing front porch. Enjoy your evening wine with your friendly neighbours after putting the kids to bed. A step above the old traditional home, offering you a spectacular open floor plan with all the necessities for a family lifestyle. Enter through the adorable front foyer to a large living room and dining room area. Having a convenient main floor bedroom in these character homes is rare! The updated kitchen has a convenient peninsula to watch over the kids doing homework while preparing dinner. Across from the kitchen is a newer 2-piece powder room. Having a convenient main floor bedroom in these character homes is rare! Upstairs, you will find a vast, bright family bathroom. A great-sized office space with downtown City views! Ready to be wowed by the large primary bedroom, a parent's dream sanctuary! The adequate-sized kids' 3rd-bedroom is down the hall from the primary. The basement level is used for storage and laundry, but plumbing has been installed on the main floor if you wish to relocate the



laundry. This home has been loved by the owners and carefully updated with modern conveniences, keeping the old-world charm of a 1911 home. Updates that were completed to your new home:

Pre-2017: new huge dbl garage (24x24)

2017/2018 - engineered hardwood upstairs, new bathroom upstairs, new bathroom downstairs, plumbing/electrical on the main floor for laundry, new plumbing in the rest of the house except water up to the upstairs bathroom, new fence on the south side, back yard landscaping, front tree removal (4 large spruce), the whole interior house was re-painted

2021: new deck, new kitchen countertops, racking in the garage, new landscaping and planter boxes in the front, Murphy bed in main floor bedroom, all new windows and doors (except new ones already installed in the basement (2017)).

Do not miss the chance to live on this very desirable, family-favourite street, one block away from beautiful Riley Park and a few blocks from the elementary school. Walk to the office in the downtown core within minutes and enjoy all that Kensington offers: dining, shopping, catching a movie, enjoying a before-movie glass of wine in their "speakeasy type lounge" and a snack from the food truck at the restored "Plaza Theatre" initially built in 1935.

Built in 1911

Essential Information

MLS® #	A2129891
Price	\$949,999
Sold Price	\$949,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,420
Acres	0.09
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	430 11a Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Y1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
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Date Sold	May 18th, 2024
Days on Market	8
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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