

\$864,900 - 306 11 Street Nw, Calgary

MLS® #A2157923

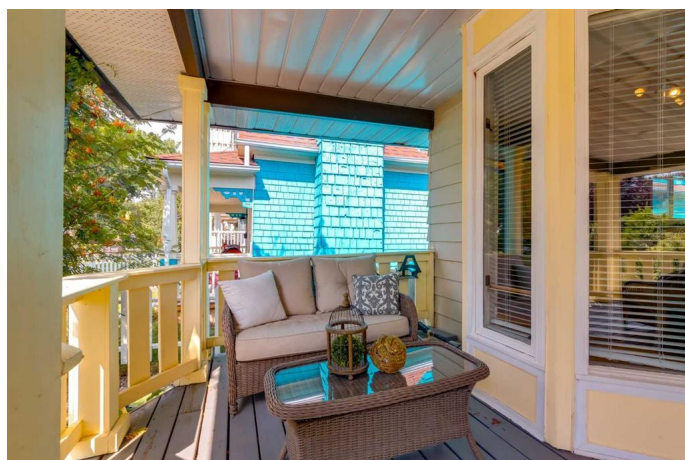
\$864,900

3 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

In the heart of Hillhurst resides this picture-perfect bungalow that epitomizes the charm of this community. With charming curb appeal, a covered front deck veranda provides an ideal perch to relax in the shade and greet the neighbours. Strolling the tree-canopied streets of Hillhurst, you can choose so many desirable destinations to walk with moments of this home. This is Kensington, with a multitude of shops, the downtown, river pathways, City Transit and all levels of schools. This is an opportunity to live in the village in the city! On a 30 ft wide lot, there is abundant value in this land, yet this home is not to be overlooked as it has been lovingly maintained for decades by one homeowner. Beginning with a good foundation, this home was rebuilt providing a walk-out lower level and oversized windows. The basement is light and bright and provides separate direct entry to the lower level, with a bright recreation room, naturally lit by the sun through a large oversized window. There is a second kitchenette and there are 2 bedrooms down, a kitchen, a full bathroom and lots of storage. The main floor was renovated, with gleaming hardwood, a new kitchen, with spacious pantry storage, wood cabinets and a seating bar island. There is a cozy breakfast nook and a spacious main living room and dining area. The primary bedroom is very big, with patio doors that open to a rear deck. The yard has an incredible May Day tree and is fully landscaped and fenced. With an oversized single garage, plus off-street rear



pad parking.

Built in 1910

Essential Information

MLS® #	A2157923
Price	\$864,900
Sold Price	\$815,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.09
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	306 11 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X1

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 11th, 2024
Days on Market	27
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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