

\$1,345,000 - 1, 211 11 Street Nw, Calgary

MLS® #A2185889

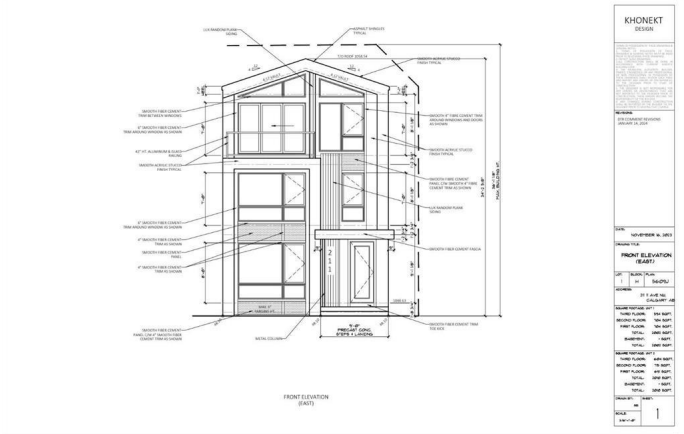
\$1,345,000

4 Bedroom, 5.00 Bathroom, 2,002 sqft
Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Immerse yourself in the luxury of Kensington living with this architecturally designed, 3-storey executive front/back duplex. Another exceptional build in Kensington Village by YPC Custom Homes & Interior Design, crafted by Erin Gasparini with a beautiful, soft, modern palette, is a sight to behold. The front unit, with a concrete party wall and private garage, is ideally located on a peaceful, tree-lined street, literally steps away from Kensington's vibrant boutiques, shops, and dining experiences.

The inviting main level unfolds with the warmth of herringbone hardwood floors, abundant natural light flooding in, open-concept living and a designer light package throughout the home. The expansive front living room area, adorned with a feature fireplace cladded in plaster and built-ins, creates an ideal space for relaxation and entertaining. Just steps away, the tastefully appointed kitchen showcases quartz countertops, high-end appliances, sophisticated finishes including a custom-crafted hood fan, ceiling-height cabinetry, a full-height backsplash, and a large island ideal for daily life and entertaining. Completing this level is a bright & spacious dining area with a designer chandelier and a 2-piece powder room with a beautiful tiled wall feature. Ascending to the second level reveals two bedrooms, each with a walk-in closet and private ensuite. Thoughtfully situated in the hallway is a laundry room with storage and a sink for added convenience. Ascending to the



top level, featuring a spacious balcony with fantastic city views! This entire floor serves as a private primary bedroom retreat, boasting a large bedroom with vaulted ceilings, a sitting/den area or a nursery, a walk-in closet, and a lavish ensuite with dual sinks. The developed basement mirrors the rest of the high-end finishings seen throughout the home, with a large bedroom, full bathroom, laundry closet, dinette area and living room. With the private side entrance going straight downstairs, this is an excellent home away from home space for your overnight guests or the young adult in the family wanting to live independently. The tastefully landscaped front and back enhance the home's modern exterior and deliver incredible curb appeal. Schedule a viewing today, and be the first to choose either the front unit with amazing City views or the private west-facing back unit, each with an oversized garage.

Built in 2025

Essential Information

MLS® #	A2185889
Price	\$1,345,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,002
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Back Split, 3 Storey
Status	Active

Community Information

Address	1, 211 11 Street Nw
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Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X2

Amenities

Amenities	None
Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Built-in Features, Dry Bar, Smart Home, Separate Entrance, Sump Pump(s)
Appliances	Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Bar Fridge, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage, Playground
Lot Description	Back Lane, City Lot, Cul-De-Sac, Front Yard, Landscaped, Private, Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 10th, 2025
Days on Market	46
Zoning	M-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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