

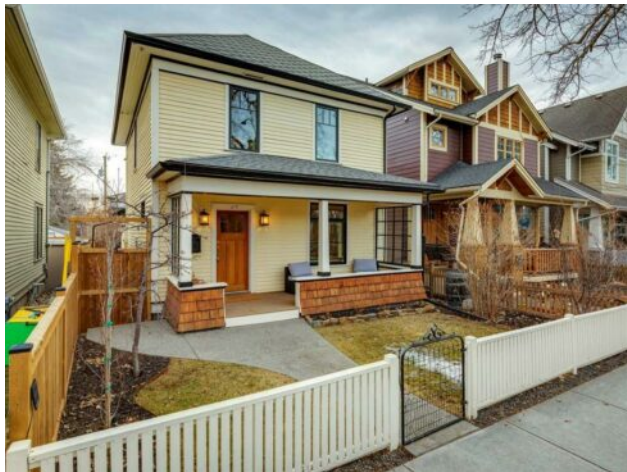


**GRASSROOTS**  
REALTY GROUP

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**310 11A Street NW**  
**Calgary, Alberta**

**MLS # A2284694**



**\$1,150,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Ins		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Yard Lights		

<b>Heating:</b>	In Floor, Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, French Door, No Smoking Home, Recessed Lighting, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Wardrobe at Front Entry, Attached Bike Racks in Garage, Electric Garage Heater, Work Bench & French Cleat Storage System & Foldaway Work Table in Garage, Two Security Cameras

Open House Sat Feb. 14th 1-3pm! Located on the highly desirable 300 block of 11A Street NW in the heart of Hillhurst &ldquo;proper,&rdquo; this exceptional property offers an unbeatable inner-city lifestyle as it is just steps from Calgary&rsquo;s iconic Kensington shopping district, the Sunnyside LRT Station, Riley Park, & the Bow River Pathway System, is within easy walking distance to Hillhurst & Queen Elizabeth Schools, & Downtown is a quick 20-minute walk, it doesn't get more convenient. Situated on a generous 30 x 125 ft lot, this beautifully restored 1912 character home offers >2000 sq. ft. of living space, seamlessly blending heritage charm with extensive modern upgrades. Original details have been thoughtfully retained, including maple & oak hardwood floors, original balusters, & heritage millwork, now complemented by new custom Lux wood windows throughout, improving energy efficiency while remaining true to the home&rsquo;s historic character. The main floor features a welcoming living room & a spacious dining area with double French doors opening to a large, multi-tiered deck, perfect for entertaining. The modern galley kitchen is well-appointed with a Viking gas range with griddle, Miele dishwasher, newer refrigerator with ice maker, white quartz countertops, a double farmhouse sink, & ample prep space. Just off the kitchen, a cozy nook with a wood-burning stove & built-in desk provides an ideal work-from-home or reading retreat. Upstairs, you&rsquo;ll find three bedrooms, including a serene primary retreat offering downtown views, a walk-in closet, & a private ensuite with new vanity. The fully developed basement delivers a contemporary feel with a large entertainment room, full 3-piece bathroom, dedicated office, & laundry room. New carpet lends warmth to the space. This home has undergone substantial mechanical & infrastructure

upgrades, including: new 200-amp electrical panel, updated plumbing with all Poly-B removed & replaced with PEX, replacement of original lathe & plaster, & updated main sewer line. Comprehensive insulation upgrades include fiber-glass insulation in all above-grade exterior walls, soy-based spray foam in the basement, & R-50 attic insulation. Comfort & efficiency are enhanced by a 92% high-efficiency furnace with Nest thermostat & a Navien on-demand hot water system. Additional upgrades include meticulously refinished interior doors & fresh paint throughout. Outside, enjoy the rebuilt two-tiered deck constructed from salvaged heavy cedar timbers, along with new front & rear landscaping, thoughtful uplighting, new aggregate concrete patio & walkways, & new fencing. Completing the property is a new oversized double garage (insulated, drywalled & heated) with a fully equipped custom workshop, featuring a foldaway work table, large built-in work surfaces with French cleat storage system, & wall-mounted bike storage. A rare opportunity to own a thoughtfully upgraded character home in one of Calgary's most coveted inner-city communities. Call for more information!