



**306 11 Street NW
Calgary, Alberta**

MLS # A2133804



\$875,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	984 sq.ft.	Age:	1910 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		
Inclusions:	Bookshelves		

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.