



THE
A-TEAM

**RE/MAX
FIRST**

235 11A Street, Calgary T2N 1X9

MLS®#: **A2123425**

Area: **Hillhurst**

Listing Date: **04/17/24**

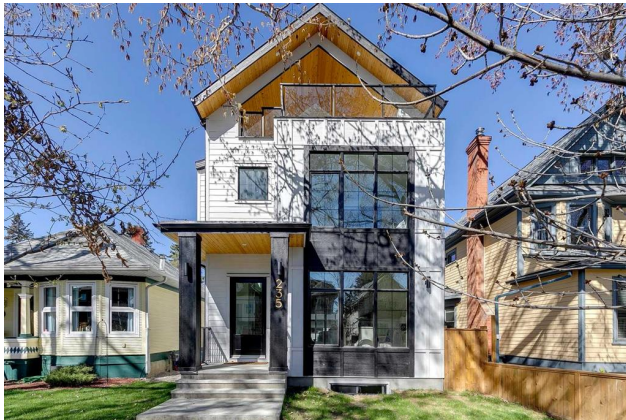
List Price: **\$2,049,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,745 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,910**

Low Sqft:

Ttl Sqft: **2,910**

DOM

32

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,See Remarks,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`1" x 13`7"	Living Room	Main	15`0" x 17`1"
Kitchen	Main	31`5" x 9`3"	Entrance	Main	7`6" x 5`0"
2pc Bathroom	Main	5`0" x 5`7"	Mud Room	Main	5`7" x 9`8"
Bedroom	Upper	10`3" x 11`1"	5pc Ensuite bath	Upper	9`6" x 8`1"
Bedroom - Primary	Upper	13`3" x 14`0"	Bedroom	Upper	12`0" x 10`5"
5pc Ensuite bath	Upper	9`2" x 9`6"	Laundry	Upper	7`8" x 6`4"
Bonus Room	Third	12`0" x 10`5"	3pc Bathroom	Third	10`0" x 4`11"

Other
4pc Bathroom
Family Room

Third
Basement
Basement

10`1" x 4`2"
5`0" x 8`1"
13`7" x 33`7"

Bedroom
Furnace/Utility Room
Other

Basement
Basement
Basement

11`3" x 11`2"
20`8" x 5`10"
3`10" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d72

5609J

Remarks

Pub Rmks:

Introducing a remarkable creation by Mino Homes, ideally situated in an exceptional A+++ Location at the heart of Hillhurst. This exceptional property boasts a sunny west-facing backyard, just a stone's throw away from the trendy shops and restaurants on Kensington and 10th St NW. With an expansive living space of over 3,650 Sq.Ft, this three-story custom home encompasses all the contemporary elements one would expect from a luxurious inner-city residence. Featuring four bedrooms and five bathrooms, this home offers a potential fifth bedroom on the top floor loft, showcasing breathtaking downtown views, a wet bar, full bathroom, a covered balcony, secret kids play space (or storage) & pay attention to the full ceiling height. Notable highlights of this property include a fully developed basement, a custom kitchen complete with a MIELE appliance package and a hidden walk-in pantry, as well as an additional dining room modern hutch. A double oversized detached garage with a factory finished garage door and belt drive, a low-maintenance farmhouse exterior with stucco and Smartboard, a luxurious window package, quartz countertops throughout, and upgraded black metal railings further enhance the allure of this home. The hardwood stairs seamlessly connect the main floor to the upper level. The main floor exudes elegance with its 10 ft ceiling height, flat painted ceilings, and 8 ft doors. Hardwood, a gas fireplace in the great room with a custom-built surround and tiles, and 8' patio doors leading to the deck create a warm and inviting ambiance. The large mudroom with a built-in bench and lockers adds functionality to the space. On the second floor, you'll find a 9 ft ceiling height, flat painted ceilings, 8 ft doors, three bedrooms, a bonus room, and a laundry area. The primary retreat boasts a spacious walk-in closet with custom millwork and a spa-like ensuite featuring heated tile floors, an extra-long vanity with dual sinks and a framed mirror, a freestanding soaker tub with a floor-mount faucet, a tiled shower with 10mm frameless glass, a tiled bench, and a private water closet. The lower level offers 9 ft painted ceilings, a wet bar with lower cabinetry, quartz counters, a beverage center, and floating shelves. A media/recreation room with built-in cabinets, TV wall mount wiring, and rough-in ceiling speakers, as well there is room to add a home gym area with a large window, 10 Mil glass walls as an upgrade. If desired. Additionally, there is a fourth bedroom with a closet for extra storage and a large window that floods the space with natural light. The fully fenced and landscaped yard adds a touch of serenity to the property. Ready for possession! Seize the chance to own this exquisite residence.

Inclusions:
Property Listed By:

2x Bar Fridges
RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





