



THE
A-TEAM

**RE/MAX
FIRST**

306 11 Street, Calgary T2N 1X1

MLS®#: **A2133804**

Area: **Hillhurst**

Listing Date: **05/21/24**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**

Finished Floor Area
Abv Sqft: **984**

Lot Information

Lot Sz Ar: **3,735 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **984**

DOM

35
Layout
Beds: **3 (1 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`0" x 4`2"
Living Room	Main	23`10" x 11`3"
Bedroom - Primary	Main	18`9" x 12`5"
Laundry	Main	5`11" x 4`11"
Kitchen	Lower	10`8" x 8`11"
Dining Room	Lower	6`10" x 5`8"
Bedroom	Lower	10`9" x 10`10"

Room	Level	Dimensions
Kitchen	Main	11`10" x 11`7"
Dining Room	Main	8`6" x 8`5"
3pc Bathroom	Main	8`7" x 6`4"
Foyer	Lower	9`10" x 4`2"
Living Room	Lower	17`5" x 10`11"
Bedroom	Lower	12`4" x 10`8"
3pc Bathroom	Lower	5`10" x 4`11"

Laundry

Lower

4`5" x 4`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5609J

Zoning:
M-CG d72

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

Bookshelves
Real Broker

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













