



THE
A-TEAM

**RE/MAX
FIRST**

1911 11 Street, Calgary T2T 3L9

MLS®#: **A2135087**

Area: **Upper Mount Royal**

Listing Date: **06/04/24**

List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1915**

Lot Information

Lot Sz Ar: **6,501 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,887**

Low Sqft:

Ttl Sqft: **1,887**

DOM

116

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame, Wood Siding

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Int Feat:

Breakfast Bar, High Ceilings, Kitchen Island, Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`10" x 26`1"
Kitchen	Main	13`6" x 12`9"
Bedroom - Primary	Second	13`9" x 14`3"
Bedroom	Second	12`7" x 10`4"
4pc Bathroom	Second	
Furnace/Utility Room	Basement	10`4" x 23`7"

Room	Level	Dimensions
Dining Room	Main	13`8" x 17`1"
2pc Bathroom	Main	
Bedroom	Second	11`4" x 11`6"
Storage	Second	3`10" x 6`1"
Game Room	Basement	18`8" x 24`8"
3pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

179R

Remarks

Pub Rmks:

Welcome to this beautiful two storey 'Century Home' in historic & desirable Mount Royal community, blending elegance with practicality in an unbeatable location. Nestled amongst mature trees on a large 50' x 130' fully landscaped and private west facing rear lot, this captivating 1915 character home stands as a testament to the harmonious marriage of vintage charm and modern opulence. This lovingly maintained 1887 square foot character home retains all its charm with numerous upgrades by the present owners, offering a tranquil and wonderfully quiet living. Step onto the east facing spacious front veranda & enjoy your morning coffee. Upon entering you will sense the quality of workmanship with gleaming solid oak hardwood floors, vintage windows and doors, and an abundance of natural light throughout. The centre hall plan welcomes you into a massive living room with a glass door wood burning fireplace insert and an entertaining sized formal dining room with a corner bow window facing the towers of downtown. This warm and inviting space is perfect for hosting guests or enjoying intimate gatherings. At the heart of the home is a custom chef's kitchen with full height cabinets providing ample storage, a large island with bar seating, granite countertops & backsplash plus stainless appliances including a gas cooktop, built-in oven, dishwasher and s x s SubZero fridge. The convenience of a two piece seasonal bathroom adds to the comfort and functionality of this exceptional home. Venture upstairs to discover hardwood floors throughout, plus three very spacious bedrooms, including a primary suite that easily accommodates a king sized bed, with a walk-in closet and a well appointed full bathroom. The massive shared bathroom can easily be developed into two separate full bathrooms. Step out onto the sunny west-facing rear yard with access from both the kitchen and stairwell. Enjoy perennial front and rear gardens and a double detached garage, ensuring the backyard remains a spacious oasis. Immerse yourself in greenery and the singing birds. Striking the perfect balance of timeless elegance and refined finishes, this property is steps away from countless amenities. Enjoy an enviable location within a short stroll to top ranked schools, including Earl Grey elementary, Mount Royal Junior High and the esteemed Western Canada High School with its International Baccalaureate program. Several parks, award winning restaurants, trendy shops, cafes, shops & the vibrant uptown scene are within walking distance of vibrant 17th Avenue. Stroll to the beautiful Elbow River pathways, the Glencoe Club, MRCA Park and tennis courts. Close to bike paths, Calgary Golf and Country Club. Minutes to River Park with its 52 acres of trails and Calgary's favorite off-leash dog run, this exquisite property offers effortless access to downtown and sought after city amenities. Zoned DC -Bylaw2P80 allowing for 2 separate or side by side units to be built. Recent Bank appraisal.

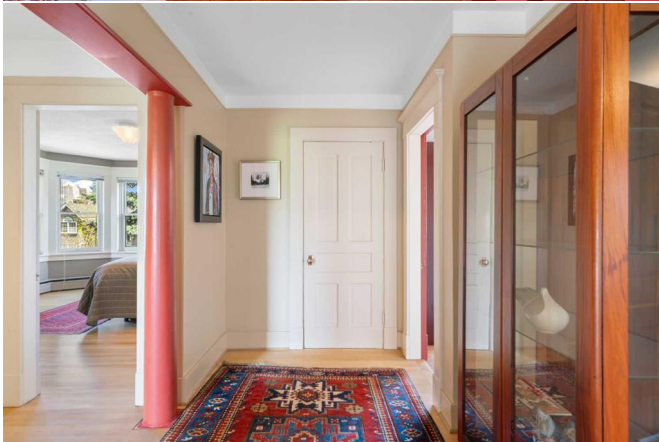
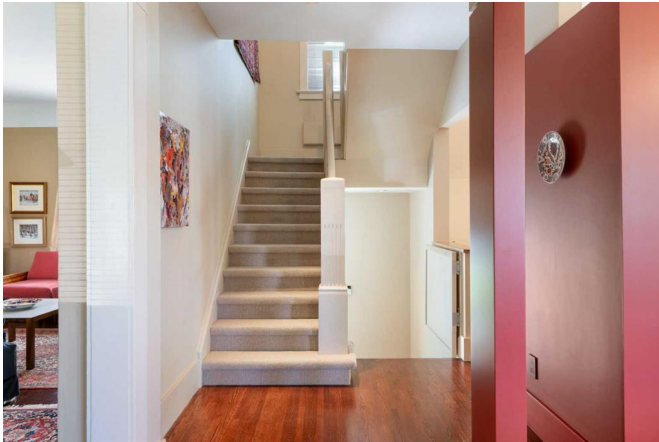
Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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

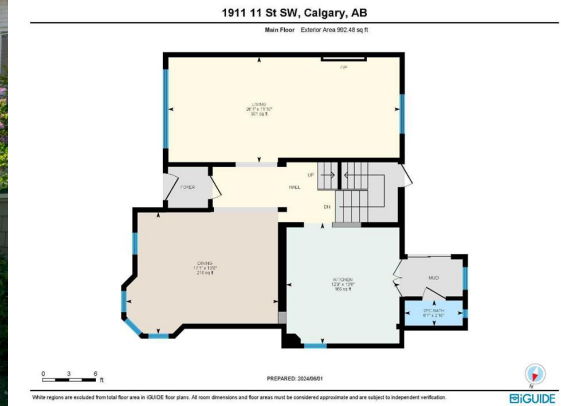












1911 11 St SW, Calgary, AB

2nd Floor - Exterior Area 834.64 sq ft
Excluded Area 2' 4\"/>



1911 11 St SW, Calgary, AB

Basement (Below Grade) - Exterior Area 812.04 sq ft

