



THE A-TEAM

RE/MAX FIRST

224 11A Street, Calgary T2N 1X8

MLS #: A2195951 Area: Hillhurst Listing: 02/21/25 List Price: \$1,950,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2008
Lot Information
Lot Sz Ar: 3,756 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,683
Low Sqft:
Ttl Sqft: 2,683

DOM
1
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 3 Storey
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Park Feat: Double Garage Detached, Heated Garage, Insulated

Utilities and Features

Roof: Asphalt Shingle
Heating: Combination, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Private Yard
Construction: Brick, Cement Fiber Board, Concrete, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Double Oven, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Kitchen, Living Room, Dining Room, etc.

4pc Bathroom  
Loft  
Bedroom  
4pc Ensuite bath  
Furnace/Utility Room

Second  
Third  
Lower  
Lower  
Lower

8`9" x 6`5"  
24`6" x 21`0"  
16`2" x 11`4"  
8`1" x 4`11"  
9`4" x 8`3"

Laundry  
Game Room  
Walk-In Closet  
Storage

Second  
Lower  
Lower  
Lower

10`2" x 5`9"  
19`10" x 17`2"  
8`2" x 7`5"  
19`11" x 10`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5609J**

Zoning:  
**M-CG**

Remarks

Pub Rmks:

**OPEN HOUSE: Saturday Feb 22nd 1pm to 4pm 224 - 11A ST NW Stunning home located on the most sought after street in the Heart of Kensington, 11A Street. A picturesque cathedral tree lined street like no other. This gorgeous home has 4 Bedrooms, 3.5 Baths and over 3700 sq ft of developed luxury living space. Inner-city living at its finest in vibrant Kensington just steps away to fantastic restaurants, pubs, shops & more with only a 10 minute walk in to downtown. Masterfully built with fine finishings, high quality & craftsmanship throughout. Fantastic layout with 9 ft ceilings and an abundance of natural light. Gorgeous hardwood floors. Large formal dining area. Gourmet kitchen with custom shaker cabinets, quartz countertops & top of the line appliances like the Sub-Zero refrigerator. The living room has a New York vibe with a gorgeous red brick faced fireplace with custom built-ins and a wall of windows with patio doors that open out into the yard. The backyard is your private oasis with mature gardens and landscape giving you added indoor/outdoor living space. An incredible home to entertain in! Spacious and open floorplan with the kitchen being open to the breakfast nook and living room. The powder room features a brick faced wall and is conveniently located by the mudroom back entry. Up the stairs to the beautiful primary suite with vaulted ceilings your own private balcony. Large walk-in closet and spa like ensuite with dual sinks, granite counter tops, deep soaker tub, steam shower and heated floors. The main bathroom is conveniently located directly by the second and third bedroom. Both bedrooms have a lovely view of downtown, both being large enough to fit a queen size bed in easily. Laundry room with HE front load washer & dryer and sink complete the second floor. Up the beautiful classic staircase again to the third floor loft bonus room. The perfect flex space for an office, playroom, family room or gym. The lower level has high ceilings and in-floor heat. It has a huge recreation room that comes with the projector and screen. Large fourth bedroom with its own ensuite bathroom & large walk-in closet. Fantastic big storage room. High efficiency in-floor heat & hot water on demand system. Central Air Conditioning. Incredible curb appeal, this home has a quaint front veranda. Hail & woodpecker resistant Hardie Board cement composite siding & brick exterior. A 30 x 125 ft deep lot that is low maintenance professionally landscaped with an underground sprinkler system. Heated double car garage. Enjoy the walkable lifestyle of Kensington Village, steps to everything you need! Tons of amenities, grocery stores, shops, restaurants, coffee shops. Great schools from elementary to high school & SAIT. Beautiful natural parks of Riley Park, Princess Island & the Bow River Path System. Playgrounds, outdoor swimming pool, ice arena, baseball & soccer fields, cricket & pickle ball courts, the LRT, Downtown & more! Simply an exquisite home in Awesome Kensington Village!**

Inclusions:  
Property Listed By:

**Projector & Screen Media in Family Room  
Century 21 Bamber Realty LTD.**

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























