

# \$1,299,900 - 310 11 Street Nw, Calgary

MLS® #A2234557

**\$1,299,900**

3 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

This stunning character home sits in the heart of Kensington, offering exceptional inner-city living. A charming covered front veranda welcomes you into a tiled foyer that opens to a bright, spacious country-style kitchen featuring granite countertops, stainless steel appliances, and ample storage and prep space. The open-concept layout flows into the dining area and steps down to a cozy family room with a gas fireplace. Striking window shutters add elegance throughout. Step outside to enjoy a private backyard with a large deck, stamped concrete patio, green space, and an oversized double garage. Upstairs, you'll find two generously sized bedrooms, both with walk-in closets. The primary bedroom features a private balcony, and the spacious bathroom offers dual sinks and a relaxing soaker tub. The versatile third floor can serve as an additional bedroom with a 3-piece ensuite or, a home office or a recreational space. The fully developed walk-out basement features a spacious family room, an additional bedroom, a full bath, and direct access to the yard. Recent upgrades include a newer furnace and hot water tank. Ideally located near Kensington's vibrant shops and dining, Riley Park with its popular wading pool, the scenic Bow River Pathway, transit options, and downtown, this home offers unmatched access to the best of inner-city living.

Built in 1986



## Essential Information

MLS® #	A2234557
Price	\$1,299,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.08
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

## Community Information

Address	310 11 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	M-CG d72

## Listing Details

Listing Office	RE/MAX First
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