

\$1,250,000 - 236 11a Street Nw, Calgary

MLS® #A2209277

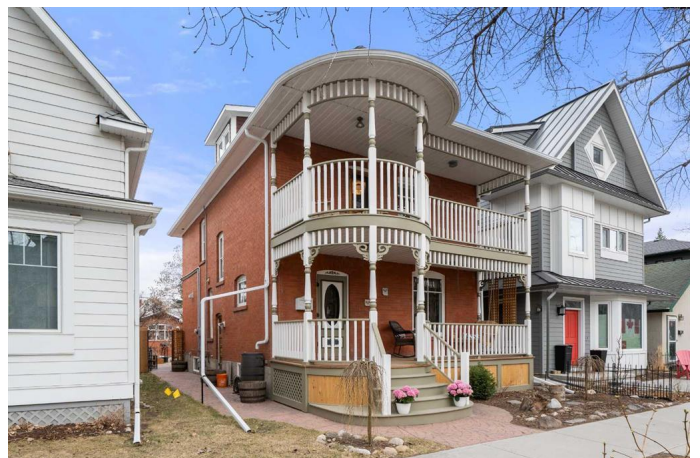
\$1,250,000

6 Bedroom, 3.00 Bathroom, 1,990 sqft
Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE SUNDAY APR 13 1-4 PM!!!

Find your forever home in the heart of Kensington Village, Calgary's most coveted NW inner city community! This 1911 beauty has historic character and charm, amazing curb appeal and a perfect blend of original elements mixed with many recent updates, structural renovations and a place on the inventory of heritage homes in Calgary. Original features include hardwood floors, gorgeous wood banister, formal living and dining rooms, pocket doors and stained glass windows. Recent kitchen renovations include cabinets, quartz and wood counters, island/breakfast bar, stainless steel appliances, new lighting and pantry. Second floor includes large primary bedroom opening onto quaint curved balcony, french doors and massive walk-in closet/yoga room/nursery/potential ensuite bath, 2 more bedrooms and main bath. Excellent upper floor is flooded with light from 2 skylights....currently functioning as teenager bedrooms and easily converted to office/workout/studio areas. Fully finished lower with a separate entrance includes media room/family room with heated tile floor, custom bar, full bath, laundry room, lots of storage and even features details from the original brick chimney and coal chute! Full red brick exterior on house and oversized double garage, matching curved veranda in Victorian style. Private landscaped backyard with family-sized deck, lots of trees and perennials, garden



boxes. The curb appeal on this cul-de-sac street is unbeatable! Watch the kids play, walk and bike everywhere (bike score is 95). Watch the sun set from your west balconies, enjoy parks, swimming, festivals, Kensington Road shops, restaurants, coffee shops and pubs. The river pathways and downtown office buildings are moments away! This vibrant and trendy neighborhood will steal your heart!

Built in 1911

Essential Information

MLS® #	A2209277
Price	\$1,250,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,990
Acres	0.09
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	236 11a Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	1
Zoning	M-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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