

330 11 Street NW
Calgary, Alberta

MLS # A2224931



\$2,050,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,326 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: Refrigerator x 2, Oven, Microwave x 2, Dishwasher x 2, Garburator x 2, Cooktop x 2, Washer/Dryer x 2, Vacuum

This meticulously designed 2-level luxury home in the heart of Kensington Village is a perfect blend of modern elegance and sophisticated craftsmanship, with floor-to-ceiling Lux windows, 10' & 12' ceilings throughout, featuring three Bedrooms, 3.5 Bathrooms, and an illegal one-bedroom walk-out basement suite. From top to bottom, this home is crafted with the highest quality finishes and attention to detail. Throughout the home, you'll find luxurious touches in every room. The chef-inspired kitchen is a true centrepiece, boasting a show-stopping 11' island with book-matched granite to the floor, matte finished custom-crafted cabinets with gold hardware, and high-end appliances. The under-cabinet lighting, stunning granite countertops and gorgeous gold metal backsplash add to the visual appeal, making this kitchen space both functional and breathtaking. The park-like landscaping has matured and is like no other, offering elegance and privacy.