

330 11 Street NW  
Calgary, Alberta

MLS # A2224931



**\$2,050,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.