



## 235 11A Street Calgary Alberta

\$2,099,900

Introducing a remarkable creation by Mino Custom Homes, ideally situated in an exceptional A+++ Location at the heart of Hillhurst. This exceptional property boasts a sunny west-facing backyard, just a stone's throw away from the trendy shops and restaurants on Kensington and 10th St NW. With an expansive living space of over 3,650 Sq.Ft, this three-story custom home encompasses all the contemporary elements one would expect from a luxurious inner-city residence. Featuring four bedrooms and five bathrooms, this home offers a potential fifth bedroom on the top floor loft, showcasing breathtaking downtown views, a wet bar, and a covered balcony. Notable highlights of this property include a fully developed basement, a custom kitchen complete with a MIELE appliance package and a hidden walk-in pantry, as well as an additional dining room modern hutch. A double oversized detached garage with a factory finished garage door and belt drive, a low-maintenance farmhouse exterior with stucco and Smartboard, a luxurious window package, quartz countertops throughout, and upgraded railings with a choice of black metal or 10mm glass, further enhance the allure of this home. The hardwood stairs seamlessly connect the main floor to the upper level. The main floor exudes elegance with its 10 ft ceiling height, flat painted ceilings, and 8 ft doors. Hardwood, a gas fireplace in the great room with a custom-built surround and tiles, and 8' patio doors leading to the deck create a warm and inviting ambiance. The large mudroom with a built-in bench and lockers adds functionality to the space. On the second floor, you'll find a 9 ft ceiling height, flat painted ceilings, 8 ft doors, three bedrooms, a bonus room, and a laundry area. The primary retreat boasts a spacious walk-in closet with custom millwork and a spa-like ensuite featuring heated tile floors, an extra-long vanity with dual...

4pc Bathroom 5.00 Ft x 10.00 Ft

Bonus Room 16.50 Ft x 20.50 Ft

Bedroom 11.17 Ft x 12.33 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

Family room 13.67 Ft x 32.67 Ft

Furnace 5.67 Ft x 20.67 Ft

Kitchen 9.00 Ft x 18.83 Ft

Dining room 12.83 Ft x 14.00 Ft

Bedroom 12.00 Ft x 12.50 Ft

Bedroom 9.83 Ft x 12.00 Ft

Laundry room 6.67 Ft x 7.00 Ft

5pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 12.67 Ft x 17.50 Ft

Other 5.67 Ft x 12.00 Ft

2pc Bathroom .00 Ft x .00 Ft

5pc Bathroom 9.33 Ft x 13.00 Ft

Primary Bedroom 13.00 Ft x 14.00 Ft