



## 235 11A Street Calgary Alberta

\$2,098,800

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, full bathroom, a covered balcony, secret kids play space (or storage) & pay attention to the full ceiling height. 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 black metal railings 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...

Bonus Room 3.66 M x 3.18 M

3pc Bathroom 3.05 M x 1.50 M

Other 3.07 M x 1.27 M

Bedroom 3.43 M x 3.41 M

4pc Bathroom 1.52 M x 2.46 M

Furnace 6.30 M x 1.78 M

Kitchen 9.58 M x 2.82 M

Other 2.29 M x 1.52 M

2pc Bathroom 1.52 M x 1.70 M

Other 1.70 M x 2.95 M

Bedroom 3.12 M x 3.38 M

5pc Bathroom 2.90 M x 2.46 M

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

Listing Presented By:



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Family room 4.14 M x 10.24 M

Other 1.17 M x 2.77 M

Dining room 4.29 M x 4.14 M

Living room 4.57 M x 5.21 M

Primary Bedroom 4.04 M x 4.27 M

Bedroom 3.66 M x 3.18 M

5pc Bathroom 2.80 M x 2.90 M