



## 1911 11 Street Calgary Alberta

\$1,295,000

Welcome to this beautiful two storey 'Century Home' in historic & desirable Mount Royal community, blending elegance with practicality in an unbeatable location. Nestled amongst mature trees on a large 50' x 130' fully landscaped and private west facing rear lot, this captivating 1915 character home stands as a testament to the harmonious marriage of vintage charm and modern opulence. This lovingly maintained 1887 square foot character home retains all its charm with numerous upgrades by the present owners, offering a tranquil and wonderfully quiet living. Step onto the east facing spacious front veranda & enjoy your morning coffee. Upon entering you will sense the quality of workmanship with gleaming solid oak hardwood floors, vintage windows and doors, and an abundance of natural light throughout. The centre hall plan welcomes you into a massive living room with a glass door wood burning fireplace insert and an entertaining sized formal dining room with a corner bow window facing the towers of downtown. This warm and inviting space is perfect for hosting guests or enjoying intimate gatherings. At the heart of the home is a custom chef's kitchen with full height cabinets providing ample storage, a large island with bar seating, granite countertops & backsplash plus stainless appliances including a gas cooktop, built-in oven, dishwasher and s x s SubZero fridge. The convenience of a two piece seasonal bathroom adds to the comfort and functionality of this exceptional home. Venture upstairs to discover hardwood floors throughout, plus three very spacious bedrooms, including a primary suite that easily accommodates a king sized bed, with a walk-in closet and a well appointed full bathroom. The massive shared bathroom can easily be developed into two separate full bathrooms. Step out onto the sunny west-facing rear yard with access from both the kitchen and stairwell...

Primary Bedroom 13.75 Ft x 14.25 Ft

Bedroom 11.33 Ft x 11.50 Ft

Bedroom 12.58 Ft x 10.33 Ft

Storage 3.83 Ft x 6.08 Ft

4pc Bathroom Measurements not available

Recreational, Games room 18.67 Ft x 24.67 Ft

Furnace 10.33 Ft x 23.58 Ft

3pc Bathroom Measurements not available

Living room 11.83 Ft x 26.08 Ft

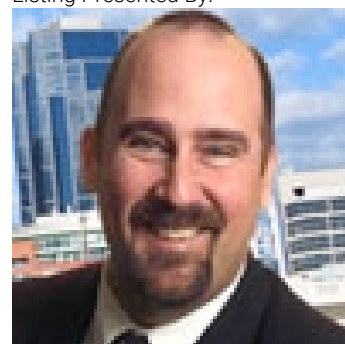
Dining room 13.67 Ft x 17.08 Ft

Kitchen 13.50 Ft x 12.75 Ft

2pc Bathroom Measurements not available

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

Listing Presented By:



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