



## 211 11 Street Calgary Alberta

\$1,345,000

Immerse yourself in the luxury of Kensington living with this architecturally designed, 3-storey executive front/back duplex. Another exceptional build in Kensington Village by YPC Custom Homes & Interior Design, crafted by Erin Gasparini with a beautiful, soft, modern palette, is a sight to behold. The front unit, with a concrete party wall and private garage, is ideally located on a peaceful, tree-lined street, literally steps away from Kensington's vibrant boutiques, shops, and dining experiences. The inviting main level unfolds with the warmth of herringbone hardwood floors, abundant natural light flooding in, open concept living and a designer light package through out the home. The expansive front living room area, adorned with a feature fireplace clad in plaster and built-ins, creates an ideal space for relaxation and entertaining. Just steps away, the tastefully appointed kitchen showcases quartz countertops, high-end Italian Fulgor appliances, sophisticated finishes including a custom-crafted hood fan, ceiling-height cabinetry, a full-height backsplash, and a large island ideal for daily life and entertaining. Completing this level is a bright & spacious dining area with a designer chandelier and a 2-piece powder room with a beautiful tiled wall feature. Ascending to the second level reveals two bedrooms, each graced with a walk-in closet and private ensuite. Thoughtfully situated in the hallway is a laundry room with storage and a sink for added convenience. Ascending to the top level, featuring a spacious balcony with fantastic city views! This entire floor serves as a private primary bedroom retreat, boasting a large bedroom with vaulted ceilings, a sitting/den area or a nursery, a walk-in closet, and a lavish ensuite with dual sinks. The developed basement mirrors the rest of the high-end finishings seen throughout the home; with a private side entr...

Bedroom 11.92 Ft x 11.92 Ft

Bedroom 11.50 Ft x 11.92 Ft

Laundry room 6.58 Ft x 6.67 Ft

4pc Bathroom 8.17 Ft x 8.33 Ft

4pc Bathroom 7.83 Ft x 8.50 Ft

4pc Bathroom 9.00 Ft x 9.00 Ft

Furnace 6.33 Ft x 19.50 Ft

Other 5.92 Ft x 6.17 Ft

Living room 12.50 Ft x 14.42 Ft

Dining room 8.67 Ft x 10.25 Ft

Kitchen 9.58 Ft x 14.83 Ft

2pc Bathroom 4.67 Ft x 5.33 Ft

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Originally Listed by:  
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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Family room 10.58 Ft x 11.42 Ft  
Other 5.17 Ft x 8.17 Ft  
Bedroom 9.00 Ft x 10.17 Ft  
Laundry room 2.83 Ft x 5.08 Ft

Primary Bedroom 11.92 Ft x 14.08 Ft  
Office 11.92 Ft x 8.67 Ft  
4pc Bathroom 7.83 Ft x 12.25 Ft