



## 306 11 Street Calgary Alberta

\$864,900

In the heart of Hillhurst resides this picture-perfect bungalow that epitomizes the charm of this community. With charming curb appeal, a covered front deck veranda provides an ideal perch to relax in the shade and greet the neighbours. Strolling the tree-canopied streets of Hillhurst, you can choose so many desirable destinations to walk with moments of this home. This is Kensington, with a multitude of shops, the downtown, river pathways, City Transit and all levels of schools. This is an opportunity to live in the village in the city! On a 30 ft wide lot, there is abundant value in this land, yet this home is not to be overlooked as it has been lovingly maintained for decades by one homeowner. Beginning with a good foundation, this home was rebuilt providing a walk-out lower level and oversized windows. The basement is light and bright and provides separate direct entry to the lower level, with a bright recreation room, naturally lit by the sun through a large oversized window. There is a second kitchenette and there are 2 bedrooms down, a kitchen, a full bathroom and lots of storage. The main floor was renovated, with gleaming hardwood, a new kitchen, with spacious pantry storage, wood cabinets and a seating bar island. There is a cozy breakfast nook and a spacious main living room and dining area. The primary bedroom is very big, with patio doors that open to a rear deck. The yard has an incredible May Day tree and is fully landscaped and fenced. With an oversized single garage, plus off-street rear pad parking. (id:6769)

Foyer 9.83 Ft x 4.17 Ft  
Kitchen 10.67 Ft x 8.92 Ft  
Living room 17.42 Ft x 10.92 Ft  
Dining room 6.83 Ft x 5.67 Ft  
Bedroom 12.33 Ft x 10.67 Ft  
Bedroom 10.75 Ft x 10.83 Ft  
3pc Bathroom 5.83 Ft x 4.92 Ft  
Laundry room 4.42 Ft x 4.17 Ft

Foyer 5.00 Ft x 4.17 Ft  
Kitchen 11.83 Ft x 11.58 Ft  
Living room 23.83 Ft x 11.25 Ft  
Dining room 8.50 Ft x 8.42 Ft  
Primary Bedroom 18.75 Ft x 12.42 Ft  
3pc Bathroom 8.58 Ft x 6.33 Ft  
Laundry room 5.92 Ft x 4.92 Ft

Listing Presented By:



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