



329 11 Street Calgary Alberta

\$3,195,000

Completely renovated and carefully transformed by Paul Lavoie, this warm modern home delivers refined living on an incredible "rare find" 60' west exposed lot that sides onto green space. Nestled in a community that feels like an inner-city village of Kensington, the residence blends masterful design with an unbeatable setting. Boasting exceptional curb appeal with a manicured landscape, paver walkway, and mature trees, this home welcomes you with a charming front porch creating an ideal spot to greet friendly neighbours and enjoy the warmth of the community. Inside, sophistication unfolds with pristine hardwood floors, soaring ceilings, and a dramatic curved staircase that sets the tone for the home's elevated design. The living room is anchored by full-height, two storey windows and a gas fireplace, bathing the space in natural light. A private main floor office with a built-in Murphy bed adds versatility, while the expansive formal dining room is designed for gatherings large and small, and opens up to a covered patio, seamlessly blending indoor and outdoor entertaining. The well appointed kitchen is a showpiece of modern elegance, featuring sleek white cabinetry, quartz countertops, a panelled Miele fridge and dishwasher, built-in double wall ovens, Dacor gas cooktop, and a stylish backsplash. A butler's pantry connects with the mudroom and offers added storage for culinary enthusiasts. The adjoining informal dining area and family room with a second gas fireplace create a warm, connected space for everyday living. Upstairs, the curved staircase leads to a spacious bonus room, convenient laundry, and three generous bedrooms, each with its own ensuite. The luxurious primary suite impresses with vaulted ceilings, a custom walk-in closet, and a lavish 6pc ensuite complete with a deep soaker tub and glass enclosed shower. The lower level continues the theme of comfort...

Media 19.17 Ft x 16.75 Ft

Recreational, Games room 17.67 Ft x 16.42 Ft

Workshop 21.75 Ft x 13.67 Ft

Other 16.33 Ft x 15.25 Ft

Bedroom 13.08 Ft x 12.83 Ft

3pc Bathroom Measurements not available

Family room 19.25 Ft x 13.42 Ft

Den 12.58 Ft x 11.67 Ft

Pantry 8.00 Ft x 6.50 Ft

3pc Bathroom Measurements not available

Bonus Room 19.08 Ft x 12.83 Ft

Laundry room 8.58 Ft x 7.58 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen17.00 Ft x 9.67 Ft

Dining room19.00 Ft x 12.17 Ft

Breakfast18.08 Ft x 12.67 Ft

Living room23.67 Ft x 15.00 Ft

Primary Bedroom16.83 Ft x 13.42 Ft

Bedroom19.17 Ft x 11.75 Ft

Bedroom13.25 Ft x 11.00 Ft