

\$1,345,000 - 1, 211 11 Street Nw, Calgary

MLS® #A2216865

\$1,345,000

4 Bedroom, 5.00 Bathroom, 2,002 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Immerse yourself in the luxury of KENSINGTON living with this architecturally designed, 3-storey EXECUTIVE front/back duplex with a LEGAL one-bedroom suite. 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, air conditioning, hardwood through-out and a 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 open-concept main level unfolds with the warmth of herringbone hardwood floors, abundant natural light and a designer light package throughout the home. The expansive front living room area, adorned with a feature fireplace cladded 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 appliances, and 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 with a walk-in closet and private en-suites. 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/office area or a nursery, a large walk-in closet, and a lavish en-suite with dual sinks & a steam shower. The LEGAL SUITE in the developed basement mirrors the rest of the high-end finishings seen throughout the home, with HEATED floors, a large bedroom, full bathroom, laundry closet, dinette area and living room. With the private side entrance going straight downstairs, this is an excellent revenue source to help with your mortgage. AIRBNB has approved it for rentals, Kensington is the absolute perfect location for an AIRBNB! The tastefully, low-maintenance landscape enhances the home's modern exterior and delivers incredible curb appeal. Schedule a viewing today and be the first to own this front unit with fantastic City views and an oversized garage.

Built in 2025

Essential Information

MLS® #	A2216865
Price	\$1,345,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,002
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Back Split
Status	Active

Community Information

Address	1, 211 11 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X2

Amenities

Amenities	None
Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Sump Pump(s), Vaulted Ceiling(s), Dry Bar
Appliances	Bar Fridge, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Yard, Storage
Lot Description	Back Lane, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	1

ZoningM-CG

Listing Details

Listing OfficeRE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.