

329 11 Street NW  
Calgary, Alberta

MLS # A2273103



**\$3,195,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,871 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

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 and style, offering plush carpeting, a striking three-way stone gas fireplace, media and games areas, a guest bedroom, full bath, and an expansive flex room perfect for a home gym. Additional utility and workshop space provides practicality without sacrificing elegance. The west facing backyard is an entertainer's dream, featuring a sports court, massive patio with a wood burning fireplace, built-in BBQ, and abundant space to gather with friends and family. A triple-car garage completes this exceptional property. All of this is just steps away from Kensington's vibrant shops and restaurants, the C-Train, SAIT, river pathway system, and convenient access to downtown. A rare blend of community charm, modern sophistication, and timeless elegance, this home offers an unparalleled lifestyle in one of the city's most desirable locations.