

# \$875,000 - 226 11 Street Nw, Calgary

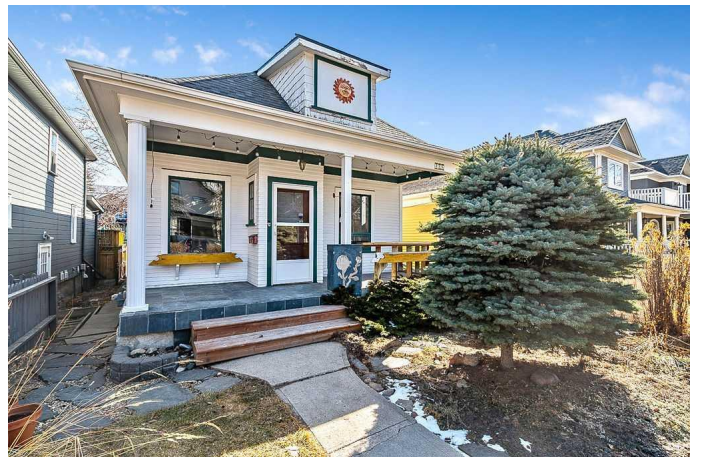
MLS® #A2204002

**\$875,000**

3 Bedroom, 2.00 Bathroom, 1,010 sqft  
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 19, 2025  
1:00pm-11:00pm. Charming bungalow on one of Calgary's best streets! Nestled on a picturesque, tree-lined street, this delightful bungalow is brimming with character and modern updates. From the moment you arrive, the inviting front porch welcomes you into a home that perfectly blends vintage charm with contemporary comfort. Step inside to spacious rooms, soaring high ceilings, and hardwood floors, creating a warm and inviting atmosphere. The east-facing, four season heated sunroom offers pretty city views, your perfect spot for morning coffee, no matter the season. The stunning kitchen is a true showstopper, featuring ceiling-height cabinetry, an abundance of counter and storage space, and a striking red Fulgor stove that feels more like an art piece than an appliance. A quaint island with included stools completes this cozy yet highly functional space. The gorgeously remodeled 4-piece bathroom is thoughtfully designed, while the partially developed basement provides additional living space with a family room, bedroom, and a 2-piece bathroom, ideal for guests or extra relaxation. This freshly painted, move-in-ready home boasts solar panels, mature landscaping, some updated plumbing & electrical, and a newer high-end Sync furnace/water heater combination for ultimate comfort. Some newer windows enhance efficiency while preserving the home's timeless appeal. All of this is just steps away



from Calgary's finest restaurants, boutique shops, and exercise studios, making it the perfect location for those who love to be at the heart of it all. If you're searching for a quaint and charming bungalow with the perfect mix of character and modern convenience, this is the one!

Built in 1912

### Essential Information

MLS® #	A2204002
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,010
Acres	0.08
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	226 11 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1X1

### Amenities

Parking Spaces	1
Parking	Garage Door Opener, Alley Access, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Solar Tube(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener
Heating	Natural Gas, Combination, Fan Coil
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Street Lighting, Cul-De-Sac
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	28
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.