

# \$1,299,000 - 428 11 Street Nw, Calgary

MLS® #A2205663

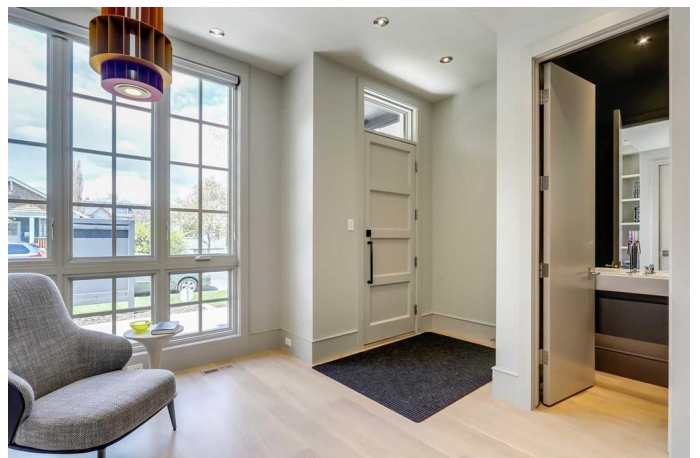
**\$1,299,000**

4 Bedroom, 5.00 Bathroom, 2,297 sqft

Residential on 0.04 Acres

Hillhurst, Calgary, Alberta

Welcome to 428 11th Street NW – a masterfully crafted, architecturally designed luxury home nestled in the heart of Kensington. This executive tri-plex (no condo fee) redefines urban elegance, boasting the finest in high-end finishes, exceptional interior design by Monica Stevens Interior Design, and a coveted location that truly offers the best of both worlds. Perfect for those who crave a pedestrian-friendly lifestyle, this home is ideally situated on a serene, tree-lined street just moments from trendy shops, gourmet restaurants, Riley Park, the C-Train, and the Bow River. Whether you're walking or biking, you're just minutes from SAIT, the Jubilee, and vibrant downtown Calgary. This stunning residence offers 4 bedrooms, including 2 master suites, and 5 bathrooms, with expansive living spaces spread across multiple levels. The grand architectural presence of the front façade immediately impresses, while commercial-grade windows invite natural light to flood the interior. Inside, the sleek, modern kitchen is a true masterpiece, featuring Wolf and Sub-Zero appliances, a striking Ann Sacks designer backsplash, huge center island, and Caesarstone countertops. Engineered white oak hardwood flooring and flat ceilings grace every level, creating a refined yet warm atmosphere. Designed with ultimate luxury in mind, no detail has been overlooked. Enjoy ample outdoor space complete with a firepit and a rooftop patio offering breathtaking city views and a gas fireplace – the perfect



setting for entertaining or unwinding. Custom-built-ins are featured throughout, including in the spacious living room with its wide, elegant fireplace. The home also boasts premium features like heated floors in all bathrooms, the basement slab, and garage floors, as well as ICF party walls and foundation for exceptional soundproofing and energy efficiency. Additional highlights include European plumbing fixtures, 10â€• baseboards, 9-10â€™ ceilings, and Legrand electrical outlets. The basement is fully developed, offering even more living space, and the home is equipped with a state-of-the-art sound system, central air conditioning, tankless water heater, irrigation, and a heated garage. With every luxury thoughtfully considered, this home is a true inner-city oasis.

Built in 2015

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2205663               |
| Price          | \$1,299,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,297                  |
| Acres          | 0.04                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 428 11 Street Nw |
| Subdivision | Hillhurst        |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2N 1X5 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 1                                     |
| Parking        | Heated Garage, Single Garage Detached |
| # of Garages   | 1                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Low Flow Plumbing Fixtures |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Window Coverings     |
| Heating           | In Floor, Forced Air, Natural Gas, Fan Coil  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Fire Pit   |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 24               |
| Zoning         | M-CG             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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