1912 11 Street SW
Calgary, Alberta

MLS # A2271255

$1,688,800

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,829 sq.ft.	**Age:**	1919 (107 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Side, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, Skylight(s), Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Rain chains, Blue cabinet in basement bathroom, Kitchen Island, Black hanging pot rack in kitchen, Solar lights, String lights.

Set in Upper Mount Royal, this beautifully renewed Craftsman home offers an exceptional blend of architectural charm, bespoke finishes, and modern, high-performance upgrades. Surrounded by mature trees and framed by artful landscaping, the property rests on a quiet, private street just a short walk from 17th Avenue, yet feels worlds away in its tranquility. A covered front porch welcomes you into a residence defined by warmth and craftsmanship. The front gardens are meticulously designed with rock wall detailing, perennial plantings, and carefully placed rock borders with new sod installed in 2023. Established species anchor the outdoor spaces with year-round texture and colour, all maintained by a five-zone sprinkler system. At the rear of the home, double French doors open onto an expansive wraparound deck - a series of outdoor living and dining spaces that celebrate the home's connection to nature. Inside, the residence unfolds with a curated blend of original detail and modern sophistication. Engineered hardwood floors span the main and upper levels, while custom wallpaper, stained glass sconces, coffered ceilings, vaulted ceilings—including one with a skylight—and built-in shelving create an atmosphere of timeless charm. The original brick chimney remains a focal point, preserving the home's architectural story. The kitchen is both beautifully crafted and superbly equipped. Custom wood and beadboard cabinetry, Caesarstone countertops, and a brick backsplash are paired with a suite of premium appliances and a custom hood venting system. Details such as the copper sink, overhead potholder, and a dedicated coffee and scotch bar elevate both daily living and entertaining. The home's bathrooms carry the same blend of history and refinement. The main bath features a classic clawfoot tub, while the primary ensuite is a

true retreat, complete with a custom antique double vanity topped with hardwood counters, an oversized glass shower with gold-finished rain and hand-held fixtures, heated floors, and the original butler’s door connecting directly to the walk-in closet. The lower level offers extensive storage and a hidden room that lends itself beautifully to your own private “speakeasy”, music room, cigar and scotch lounge, or personal retreat. A new asphalt roof was installed in 2023, and a 21-panel, 8.91-kilowatt solar array added in 2025. Nearly all windows and the rear doors have been upgraded to Lux units, complemented by JELD-WEN windows in select spaces. The electrical service was upgraded to 200 amps in 2023, the furnace control board was replaced in 2024, and on-demand hot water is installed. The heated, oversized double attached garage offers exceptional utility with direct access to the home, easily accommodating two vehicles with extra space for other “toys”. This Upper Mount Royal residence embodies luxury in its truest form—not through excess, but through craftsmanship, character, and an enduring connection to place.