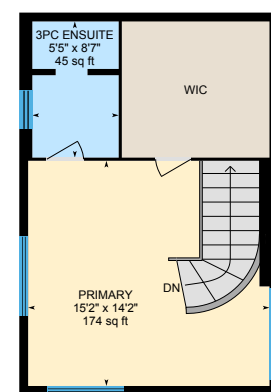
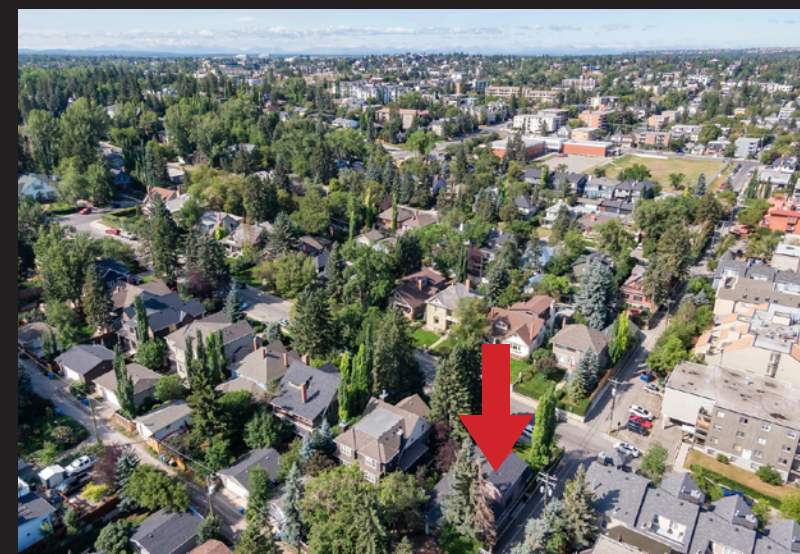


Main Floor



Second Floor



Welcome Home to

1912 11 STREET SW

Chris Zaharko

Phone: 403-874-0424

www.zaharko.com

chris@zaharko.com

MLS: A1137528
 Year Built: 1919
 Subdivision: Upper Mount Royal
 Type: House
 Taxes: \$5,566/2021
 Size: 1,910 SqFt



Chris Zaharko
 Associate

ROYAL LEPAGE
 Benchmark
 INDEPENDENTLY OWNED AND OPERATED, BROKER



Chris Zaharko
 Associate

ROYAL LEPAGE
 Benchmark
 INDEPENDENTLY OWNED AND OPERATED, BROKER

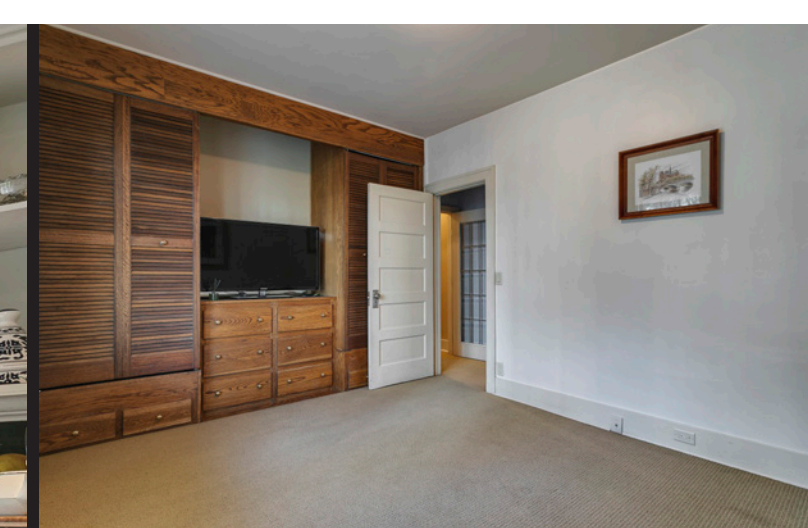
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Top 1% Nationally

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Situated in desirable Mount Royal, this beautifully restored & updated home has maintained its original charm that only these character homes can. Pride of ownership is evident inside and out. This 1.5 storey, 4-bedroom, 3 bathroom home is perfect for the mature family or professional couple. Off the main foyer, across from the den, you will find the bright and inviting front sitting room featuring a gas fireplace, vaulted ceilings with skylight and built-in bookcases. Double French doors lead to the formal dining room. The updated kitchen with walk-in pantry and gas cook-top overlooks the family room with its beautiful, vaulted beam ceiling & gas fireplace. A pair of sliding doors provide plenty of light and views of the garden while providing access to the back deck. 2 bedrooms and a 4pc bath with clawfoot tub finish off this level. Hardwood floors, crown moulding & built-ins throughout. Privacy is key with the master suite being the only area on the upper level with 3 pc ensuite and large walk-in closet/dressing room complete with built in shelving, large mirror & make-up table. With direct access to the garage, the lower level is fully finished offering an additional bedroom, work area with built-in desk, laundry area, den and 3 pc bath with large sauna & shower. Your own personal oasis awaits! Have your coffee on the covered front porch or entertain on the large back deck. Beautifully landscaped with mature trees, manicured lawns and gardens, and underground sprinkler system. The drive under heated double garage can accommodate a 3rd car parked tandem. Perfect for storing your summer vehicle! Includes 2 street parking permits. Walking distance to Downtown and all the amenities and restaurants of 17th Ave SW.

