

# \$755,900 - 319 11 Avenue Ne, Calgary

MLS® #A2263388

**\$755,900**

2 Bedroom, 2.00 Bathroom, 723 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

Fabulous investment opportunity in the highly desirable community of Crescent Heights – one of Calgary’s most sought-after inner-city neighbourhoods. This charming bungalow welcomes you with a formal entry that opens to a bright and spacious living room. The renovated kitchen overlooks the dining area, complete with large windows that flood the space with natural light. The rear entrance provides easy access to the fully fenced and beautifully landscaped backyard, along with a single detached garage, covered parking, and room for additional vehicles – offering a total of five parking stalls. Endless potential awaits in the lower level, featuring a large recreation room, a 3-piece bathroom, generous storage, and the laundry area. All of this in a prime location – just a 10-minute walk to downtown, a quick 5-minute bike ride to SAIT, and steps from trendy restaurants, pubs, and boutique shopping. Don’t miss your chance – book your showing today!

Built in 1933

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2263388  |
| Price      | \$755,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 723         |
| Acres          | 0.10        |
| Year Built     | 1933        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 319 11 Avenue Ne |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 0Z2          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Parking Spaces | 5                                      |
| Parking        | Single Garage Detached, Stall, Carport |
| # of Garages   | 1                                      |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage                                                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full                                                                                                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 4                  |
| Zoning         | M-CG d72           |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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