# \$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 â€" 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 â€" 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 â€" 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 â€" book your showing today!

Built in 1933

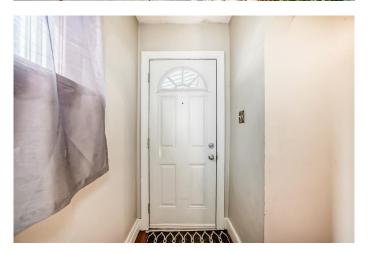
#### **Essential Information**

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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