\$699,900 - 111 11 Avenue Nw, Calgary

MLS® #A2259439

\$699,900

2 Bedroom, 2.00 Bathroom, 961 sqft Single Family on 0.09 Acres

Crescent Heights, Calgary, Alberta

Tucked along a picturesque, tree-lined street in one of Calgary's most beloved inner-city communities, this beautifully restored Arts & Crafts bungalow is the perfect blend of timeless charm and thoughtful modern style. From the moment you step onto the inviting covered front veranda, you'll feel itâ€"this home is something special. It's not just well cared for; it's full of heart.Inside, you're welcomed by glowing original fir floors, vintage built-ins, and classic trim that tell a story, all seamlessly paired with a sleek, contemporary kitchen addition and a fully reimagined basement. The living room radiates warmth, anchored by a cozy fireplace that invites relaxed evenings and meaningful moments. Flowing easily from here is a stylish, soul-filled dining spaceâ€"bold, comfortable, and undeniably unique. Two bright bedrooms and a beautifully updated bathroom feature a claw-foot tub that calls for slow mornings and deep soaks. Throughout, original fir doors and rich baseboards preserve the home's character while thoughtful updates ensure everyday comfort. The sun-drenched kitchen at the back opens to a south-facing backyard havenâ€"perfect for weekend BBQs, quiet mornings, or a glass of wine as the sun sets. The fully finished basement offers something completely different: polished concrete floors, open-beam ceilings, and an inspiring office nook perfect for working, working out, or winding down. Whether you're hosting movie nights, setting up a creative







studio, or simply stretching out in the spacious family room, there's room for it allâ€"plus a full guest bathroom, laundry, and plenty of storage. Enjoy the convenience of new washer & dryer and BRAND new hot water tank! And the location? Unbeatable. Just a 10-minute stroll to downtown, close to parks, schools, beloved local cafes, and the kind of neighbourhood spots that give Crescent Heights its welcoming, eclectic vibe. Plus, being in a designated heritage area means this charming street will always feel just li ke home.Looking for a home that stands apartâ€"with soul, style, and an unbeatable location? This is it. Come experience Crescent Heights perfection for yourself. (id:6289)

Built in 1927

Essential Information

Listing # A2259439 Price \$699,900

Bedrooms 2 Bathrooms 2.00

Half Baths 1

Square Footage 961 Acres 0.09

Year Built 1927

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 111 11 Avenue Nw Subdivision Crescent Heights

City Calgary
Province Alberta
Postal Code T2M0B7

Amenities

Amenities Park, Playground, Schools, Shopping

Features See remarks, Back lane

Parking Spaces 1

Parking Detached Garage

of Garages 1

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings

Heating Forced air

Cooling None

of Stories 1

Has Basement Yes

Exterior

Exterior Stucco

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals





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