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

MLS® #A2263388

\$755,900

2 Bedroom, 2.00 Bathroom, 723 sqft Single Family 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! (id:6289)

Built in 1933

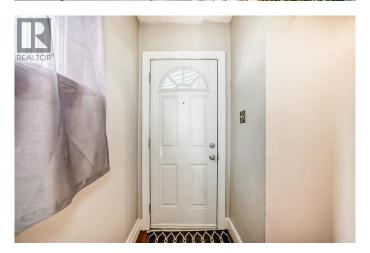
Essential Information

Listing # A2263388
Price \$755,900

Bedrooms 2
Bathrooms 2.00
Square Footage 723







Acres 0.10 Year Built 1933

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 319 11 Avenue Ne Subdivision Crescent Heights

City Calgary
Province Alberta
Postal Code T2E0Z2

Amenities

Amenities Park, Playground, Schools, Shopping

Features See remarks, Back lane

Parking Spaces 5

Parking Carport, Detached Garage

of Garages 2

Interior

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

Coverings, Garage door opener

Heating Natural gas Forced air

Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 1

Has Basement Yes

Exterior

Exterior Stucco

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office 2% Realty





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