

# \$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

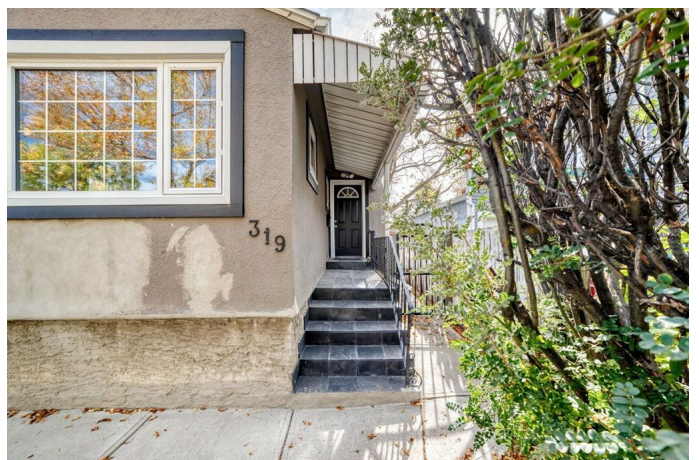
Fabulous investment opportunity in the highly desirable community of Crescent Heights — one of Calgary’s most sought-after inner-city neighbourhoods. This charming bungalow welcomes you with a formal entry that opens to a bright and spacious living room. The renovated kitchen overlooks the dining area, 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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