



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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319 11 Avenue NE
Calgary, Alberta

MLS # A2263388



\$755,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	723 sq.ft.	Age:	1933 (92 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Single Garage Detached, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: NA

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!