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

MLS® #A2232378

### \$699,900

2 Bedroom, 2.00 Bathroom, 961 sqft Residential 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'II 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 like 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.

Built in 1927

#### **Essential Information**

MLS® # A2232378 Price \$699,900

Bedrooms 2

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 961

Acres 0.09

Year Built 1927

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 111 11 Avenue Nw Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2M 0B7

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features See Remarks

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

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 25th, 2025

Days on Market 81

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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