



230 11 Avenue NE
Calgary, Alberta

MLS # A2292686



\$749,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Crown Molding, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Wet Bar		
Inclusions:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer.		

Tucked away on a beautiful tree-lined street in Crescent Heights, this updated inner-city home offers the perfect balance of character, comfort, and convenience. Just minutes from downtown, yet surrounded by mature trees, parks, coffee shops, restaurants, and local amenities, it's an ideal fit for professionals looking to enjoy an established neighbourhood close to the city's core. The bright, open main floor features a renovated kitchen with quartz countertops, stainless steel appliances, and plenty of workspace for cooking and entertaining. Large windows bring in natural light throughout the day, while the open-concept layout creates an easy flow between the living, dining, and kitchen areas. At the rear of the home, you'll find a convenient laundry room with access to the backyard. Upstairs offers two generous bedrooms, an updated bathroom, and a versatile bonus room that's perfect as a home office, reading nook, or TV area. The fully developed basement adds valuable living space with a large recreation room, wet bar, spacious bedroom, and a full ensuite bathroom. Outside, enjoy morning coffee on the charming front porch overlooking the front garden or spend summer evenings entertaining on the two-tier rear deck. Major updates over the years include triple-pane windows, furnace, hot water tank, roof, flooring, lighting, and more. Move-in ready and beautifully maintained, this Crescent Heights home delivers the inner-city lifestyle buyers are looking for.