



211 11 Avenue NE  
Calgary, Alberta

MLS # A2310644



**\$928,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

**ATTENTION:** Exceptional Investment & Family Home Opportunity in Desirable Crescent Heights! Situated on a 2 lots size of 5,995 SF lot in one of Calgary's most sought-after inner-city communities, this beautiful bungalow with a legal secondary suite offers the perfect blend of comfortable family living and exceptional income potential. Featuring 3 bedrooms on the main level and 3 additional bedrooms in the fully developed legal basement suite, this property is ideal for investors, multi-generational families, or buyers looking for reliable mortgage support. The legal secondary suite features a separate private entrance and is currently tenant-occupied, creating immediate income potential to help offset mortgage costs. The current rent is \$2050 on mtm lease, tenants are willing to stay. The owner-occupied main floor offers a bright and welcoming layout with a spacious kitchen, large windows that flood the home with natural light, and well-designed living spaces for comfortable everyday living. Step outside to the sunny south-facing balcony, the perfect place to enjoy your morning coffee or unwind in the evening, overlooking the expansive backyard with ample room for entertaining, gardening, or family enjoyment. A detached double garage adds valuable parking and storage space. Located in the heart of Crescent Heights, this prime inner-city location offers exceptional convenience with quick access to downtown, transit, parks, restaurants, and shopping. Families will appreciate the nearby schools, including Crescent Heights High School, Stanley Jones School, Colonel Macleod School, and Mount View School. Whether you're searching for a turnkey investment property, redevelopment opportunity, or a versatile home with built-in rental income, this is a rare opportunity in one of Calgary's most desirable communities. //Basement has 3 tenants occupied,

willing to stay//New windows, flooring, quartz kitchen countertop & backsplash, Composite desk with iron rally, and Hunters Douglas blinds since 2023