



**226 11 Avenue NW**  
**Calgary, Alberta**

**MLS # A2316269**



**\$894,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** na

Welcome to 226 11 Avenue NW, a charming semi-detached home nestled in the heart of sought-after Crescent Heights. Perfectly positioned on a quiet street just steps from Crescent Heights High School, this beautifully maintained home offers the ideal blend of character, comfort, and convenience. Inside, you’ll find a thoughtfully updated layout featuring a recently renovated kitchen with modern finishes, ample storage, and a functional design that’s perfect for everyday living and entertaining. The main floor also boasts a private dining room that can easily serve as a dedicated home office, providing flexibility for today’s lifestyle. Upstairs, you’ll discover three spacious bedrooms, including a primary retreat complete with an ensuite bathroom. The fully developed lower level adds even more living space with a fourth bedroom, ideal for guests, teens, or a home gym. Enjoy Calgary’s summer months in comfort with central air conditioning, or relax outdoors on either the welcoming front patio or the private rear patio overlooking a secluded backyard with a mature tree. A double garage adds valuable convenience and storage, while the outdoor spaces are perfect for morning coffee, evening drinks, and entertaining friends and family. Located just minutes from downtown, parks, schools, transit, and the vibrant shops and restaurants of Crescent Heights, this move-in-ready home offers exceptional value in one of Calgary’s most desirable inner-city communities. Don’t miss your opportunity to call this charming Crescent Heights property home.