



**GRASSROOTS**

REALTY GROUP

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**229 11 Avenue NE  
Calgary, Alberta**

**MLS # A2318344**



**\$749,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangula		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Vinyl Windows		

**Inclusions:** NA

Pride of ownership is evident throughout this exceptionally maintained home, ideally located on a quiet, tree lined street in desirable Crescent Heights. The bright and spacious main floor offers a welcoming layout with a formal living room, dining room, and a stunning custom built solarium featuring a cathedral ceiling and ceramic tile flooring, the perfect place to relax while enjoying views of the sunny South facing backyard. The large, functional kitchen is equipped with stainless steel appliances, an additional dining area, and excellent workspace. Two generously sized bedrooms complete the main level. Downstairs, the fully developed lower level features a comfortable media/family room, a large bedroom (window may not meet current egress requirements), laundry area, and ample storage space. This home beautifully blends original character with thoughtful updates, including oak hardwood flooring, classic casings, and a charming fireplace surround, while benefiting from newer windows, updated bathrooms, central air conditioning, and newer furnace, hot water tank, and roof. Outside, the insulated and drywalled double detached heated garage includes a separate workshop area, ideal for hobbies or additional storage. Situated on a 37.5-foot lot, the property offers attractive landscaping in the front and a low maintenance South facing backyard complete with a concrete patio. An outstanding inner city location within walking distance to off leash parks, local pubs, restaurants, and everyday amenities, with quick access to Centre Street, Edmonton Trail, 16 Avenue, and Deerfoot Trail for an easy commute throughout the city.