



206 11 Avenue NE
Calgary, Alberta

MLS # A2320960



\$849,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1929 (97 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Shed (2) , Fridge and electric stove in second kitchen, Stand up Freezer in Utility Room

Charming Crescent Heights character home on a beautiful tree-lined street, set on a rare 50' x 120' double lot in one of Calgary's most desirable inner-city communities. This 3-bedroom, 2-bath home offers warmth, character, and incredible potential in a location that continues to stand the test of time. Enjoy the charm of an established neighbourhood with mature trees, walkable streets, and easy access to downtown Calgary. The location is exceptional — just minutes to shops, restaurants, schools, pathways, parks, and transit, with quick access to the city centre while still enjoying the quiet residential feel Crescent Heights is known for. Whether you are looking to live in, renovate, hold, or explore future possibilities, this property offers a rare opportunity in a highly sought-after community. A wonderful inner-city property with character, land, location, and long-term value.