



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

217 11 Avenue NE
Calgary, Alberta

MLS # A2331033



\$889,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	1932 (94 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Combination, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, Open Floorplan		

Inclusions: n/a

Open House Sunday July 26 , 1:00 to 3 :00 , 217 -11 ave. N.E. Discover a rare gem in Crescent Heights—this beautifully updated 2,000+ sq. ft. home offers three bedrooms, four bathrooms, and a sun-soaked south-facing lot on a quiet, tree-lined street. With a 37.5 ft x 120 ft footprint, the property provides low-maintenance living right in the heart of the community. Walk to everything: parks, cafés, restaurants, shops, and downtown. Inside, the home features an inviting kitchen with granite counters, stainless steel appliances, and a bright breakfast nook opening to a spacious south deck. Charming details include 3 brick wood-burning fireplaces, vaulted ceilings, and modern high-efficiency windows. More than \$300,000 in thoughtful renovations elevate the home throughout. A separate entrance leads to a fully developed one-bedroom illegal walkout suite, ideal for guests or extended family. The exterior has been upgraded with acrylic stucco and enhanced insulation for improved performance. --