



**GRASSROOTS**  
REALTY GROUP

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**111 11 Avenue NW**  
**Calgary, Alberta**

**MLS # A2259439**



**\$649,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1927 (99 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, See Remarks, 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>	See Remarks		

**Inclusions:** Hood Fan

Tucked along a picturesque, tree-lined street in one of Calgary's most beloved inner-city communities, this beautifully restored Arts & Crafts bungalow is the perfect blend of timeless charm and thoughtful modern style. From the moment you step onto the inviting covered front veranda, you'll feel it—this home is something special. It's not just well cared for; it's full of heart. Inside, you're welcomed by glowing original fir floors, vintage built-ins, and classic trim that tell a story, all seamlessly paired with a sleek, contemporary kitchen addition and a fully reimagined basement. The living room radiates warmth, anchored by a cozy fireplace that invites relaxed evenings and meaningful moments. Flowing easily from here is a stylish, soul-filled dining space—bold, comfortable, and undeniably unique. Two bright bedrooms and a beautifully updated bathroom feature a claw-foot tub that calls for slow mornings and deep soaks. Throughout, original fir doors and rich baseboards preserve the home's character while thoughtful updates ensure everyday comfort. The sun-drenched kitchen at the back opens to a south-facing backyard haven—perfect for weekend BBQs, quiet mornings, or a glass of wine as the sun sets. The fully finished basement offers something completely different: polished concrete floors, open-beam ceilings, and an inspiring office nook perfect for working, working out, or winding down. Whether you're hosting movie nights, setting up a creative studio, or simply stretching out in the spacious family room, there's room for it all—plus a full guest bathroom, laundry, and plenty of storage. Enjoy the convenience of new washer & dryer and BRAND new hot water tank! And the location? Unbeatable. Just a 10-minute stroll to downtown, close to parks,

schools, beloved local cafes, and the kind of neighbourhood spots that give Crescent Heights its welcoming, eclectic vibe. Plus, being in a designated heritage area means this charming street will always feel just like home. Looking for a home that stands apart&mdash;with soul, style, and an unbeatable location? This is it. Come experience Crescent Heights perfection for yourself.