



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

236 11 Avenue NE
Calgary, Alberta

MLS # A2155184



\$714,500

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	675 sq.ft.	Age:	1937 (87 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork		

Inclusions: n/a

Amazing inner-city location in popular Crescent Heights, within walking distance to restaurants, parks, schools, downtown, and the Bow River pathways. Excellent access to U OF C, Sait, Foothills and Children's Hospital, and Deerfoot Trail. Corner R-CG zoning lot on a street with mature Elm trees. The home is solid and in good condition suitable for rental investment, starter home, and multi-unit new build. Basement with partial development ,bathroom , summer kitchen, family room.. Paved lane, many possibilities with this lot .