

\$589,900 - 120 11 Avenue Nw, Calgary

MLS® #A2168627

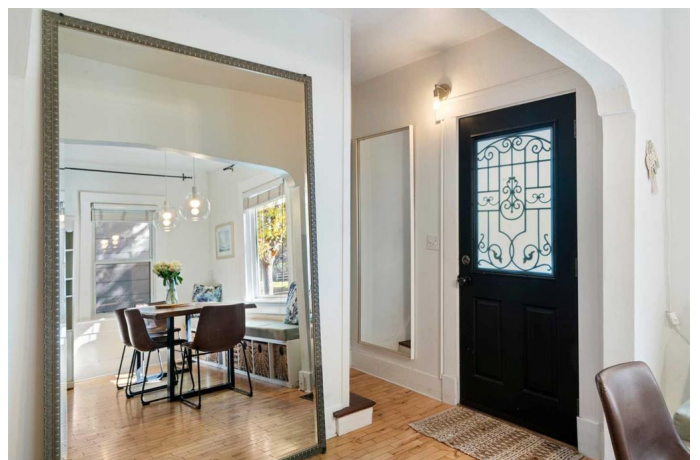
\$589,900

2 Bedroom, 1.00 Bathroom, 860 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

****OPEN HOUSE SATURDAY & SUNDAY
12:00-2:00pm -- CHARMING CHARACTER
HOME!!!** Welcome to your affordable detached inner-city retreat in beautiful Crescent Heights! This light-filled home, nestled among mature trees on a quiet street, boasts a spacious lot that invites you to enjoy both nature and city life. Just steps away from McHugh Bluff and Rotary Park, with easy access to walking paths and off-leash areas, shops & restaurants, this home is in a prime location. Just a short walk or bike ride to the river and downtown! The interior is bright and airy with the open concept living and dining room with lots of charm and features an updated kitchen that flows seamlessly to the deck, making it perfect for entertaining. Upstairs, discover two nice-sized and bright bedrooms and a 4-piece bathroom. The basement provides plenty of storage space, along with a washer and dryer for your convenience. Modern Updates: kitchen renovated in 2013, triple-pane windows (2012), 18'x18' wood deck and new hot water tank (2014), roof shingles updated in 2010, fencing and eavestroughs completed in 2013. The private fenced backyard is perfect for relaxation, with mature trees, a gravel parking pad, and storage shed. Thereâ€™s even plenty of room for a possible triple car garage or carriage house! If youâ€™re looking for a blend of city convenience and natureâ€™s tranquility, this inviting character home is the one youâ€™ve been waiting for! Donâ€™t



miss your chance to make it yours!

Built in 1912

Essential Information

MLS® #	A2168627
Price	\$589,900
Sold Price	\$600,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	860
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	120 11 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0B6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Crown Molding, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 2nd, 2024
Days on Market	5
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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