



# 115 11 Avenue Calgary Alberta

\$799,900

Imagine yourself living in the vibrant community of Crescent Heights, half a block from Crescent Hts. H.S. and Centre Street. Besides having around you a multitude of restaurants, cafes, gathering places and lots of amenities and only five minutes into downtown whether you drive or take public transit; or if you prefer to walk only 15 minutes. The house you will call home is a newly renovated bungalow that kept a lot of it's original characters while adding a lot of functionality and quality. There are two bedrooms and two full bathrooms, plus an insulated sound room in the basement that you will use to go wild or one can use as a temporary third bedroom. The main floor is an open concept floor plan with a view from front to back. The kitchen features a huge peninsula with quartz countertops and backsplash. Samsung stainless steel appliances includes an electric range with a split oven and a new dishwasher (never been used). Besides the bathroom/laundry room, the utility room and sound room; the fully finished basement includes a family room/dinette area, office and gym all in one. The house has been painstakingly renovated over several years providing attention to details and unexpected quality for this type of house. There are too many upgrades to list; included are triple glazed windows, central air conditioning, and high efficient furnace to name a few but a visit to the home will be a great way to discover them. If you like the interior; you will certainly enjoy the exterior. the curb appeal is fantastic with it's cedar deck and flower boxes, the garden door and a mud room sporting grilled windows and night flood lights, enhanced by the large trees serving as a canopy over the street. Wide roman paver walkways lead you to the front as well as a fully fenced backyard providing privacy and security. A sophisticated rainwater collection system including three rai...

Media 13.67 Ft x 10.58 Ft  
 Recreational, Games room 23.83 Ft x 9.83 Ft  
 Laundry room 9.25 Ft x 9.17 Ft  
 3pc Bathroom Measurements not available  
 Other 11.00 Ft x 6.00 Ft  
 Living room 12.33 Ft x 11.17 Ft

Dining room 12.25 Ft x 8.00 Ft  
 Other 12.17 Ft x 12.17 Ft  
 Primary Bedroom 13.67 Ft x 9.50 Ft  
 Bedroom 10.00 Ft x 9.50 Ft  
 3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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