



# 111 11 Avenue Calgary Alberta

\$649,900

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 ...

2pc Bathroom 7.75 Ft x 4.25 Ft

Laundry room 6.33 Ft x 8.92 Ft

Recreational, Games room 19.83 Ft x 31.08 Ft

Furnace 5.58 Ft x 17.42 Ft

4pc Bathroom 6.17 Ft x 7.08 Ft

Bedroom 9.50 Ft x 9.92 Ft

Dining room 12.33 Ft x 10.33 Ft

Foyer 9.42 Ft x 5.75 Ft

Kitchen 15.25 Ft x 13.17 Ft

Living room 11.25 Ft x 12.00 Ft

Primary Bedroom 9.50 Ft x 13.58 Ft

Listing Presented By:



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