

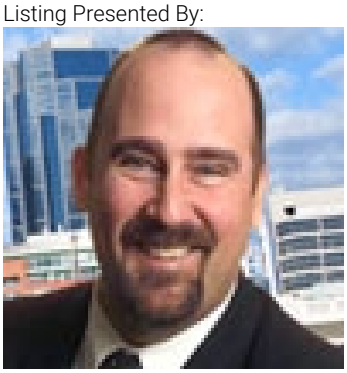
226 11 Avenue Calgary Alberta

$575,000

WELCOME HOME TO CRESCENT HEIGHTS! Gleaming hardwood floors, stylish updates and distinctive architectural details come together in this inviting two-storey half duplex in one of Calgary's sought-after inner-city communities. Offering approximately 2200 sq. ft. of total developed living space, this beautifully presented home provides room to relax, gather and enjoy everyday living. Step inside to an impressive open-to-above entrance, where soaring ceilings create a bright and spacious welcome. Rich hardwood flooring flows through the main living areas, while the generous living room features a large front window and a striking fireplace focal point. Unique architectural openings and display shelving add character and charm throughout. The updated kitchen offers crisp white cabinetry, ample cupboard and drawer storage, stainless steel appliances and an eye-catching mosaic tile backsplash. A window above the sink brings in natural light, while the adjoining dining room provides a welcoming setting for family dinners and entertaining friends. A convenient two-piece bathroom and main-floor laundry/mudroom with additional cabinetry and access to the rear deck complete this level. Upstairs, three comfortable bedrooms offer space for family, guests or a home office, alongside an updated four-piece bathroom with a stylish vanity, tile flooring and a tub/shower combination. The developed basement adds versatility with a spacious family room and an additional finished room with closet storage. A separate utility area includes storage, a workbench and cabinets for hobbies and household projects. Outside, the beautifully landscaped, fenced backyard is an inviting retreat. Enjoy morning tea on the rear deck, summer gatherings on the paving-stone patio, or quiet afternoons surrounded by mature trees and lush greenery. A garden pathway, storage shed and rear-lane parking add to th...

Family room 13.33 Ft x 16.00 Ft
Bedroom 9.25 Ft x 18.58 Ft
Furnace 9.50 Ft x 13.42 Ft
Other 4.17 Ft x 6.42 Ft
Living room 13.83 Ft x 16.17 Ft
Kitchen 8.17 Ft x 11.00 Ft
Laundry room 6.17 Ft x 8.58 Ft
2pc Bathroom 5.33 Ft x 6.25 Ft
Primary Bedroom 11.42 Ft x 11.75 Ft
Bedroom 10.75 Ft x 15.83 Ft
Bedroom 9.08 Ft x 13.08 Ft
4pc Bathroom 8.17 Ft x 9.00 Ft

Listing Presented By:



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Dining room 9.42 Ft x 13.67 Ft