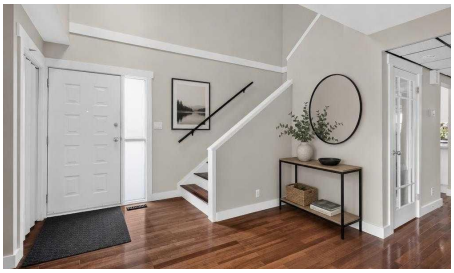
226 11 Avenue NE

Calgary | Active | MLS® A2359792

$565,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1978**	**1,532.18 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

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 the home's everyday appeal. With its warm interior, generous living spaces and established Crescent Heights setting, this home offers a wonderful opportunity to enjoy inner-city living. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359792
Bedrooms	4
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,532.18 sq. ft.
Main Level Finished Area:	798 sq. ft.
Upper Level Finished Area:	734.18 sq. ft.
Below Grade Finished Area:	798 sq. ft.
Lot Area:	3,014 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	470P
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Backyard Shed
Restrictions:	None Known
Main Floor	Entrance · 6'5" × 4'2" ·
Main Floor	Living Room · 16'2" × 13'10" ·
Main Floor	Kitchen · 11' × 8'2" ·
Main Floor	Dining Room · 13'8" × 9'5" ·
Main Floor	Laundry · 8'7" × 6'2" ·
Upper Level	Bedroom - Primary · 11'9" × 11'5" ·
Upper Level	Bedroom · 15'10" × 10'9" ·
Upper Level	Bedroom · 13'1" × 9'1" ·

Basement	Family Room · 16' × 13'4" ·
Basement	Bedroom · 18'7" × 9'3" ·
Basement	Furnace/Utility Room · 13'5" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Dry Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Fire Pit, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/226-11-avenue-ne-calgary-a2359792/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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