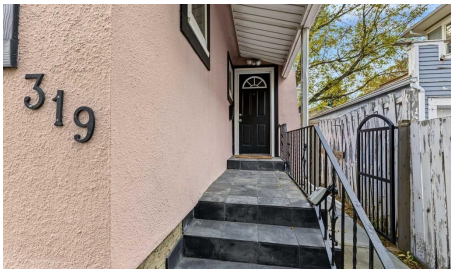
319 11 Avenue NE

Calgary | Active | MLS® A2347725

$699,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1933**	**733.11 sq. ft.**

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Listed by CIR Realty

A closer look

This is one of those inner city properties where the value is not just in the house, but in the options that come with it.

Located in the heart of Crescent Heights, this well kept bungalow offers the opportunity to move in and enjoy it as it is today, hold the property as a long term investment, or explore the redevelopment potential of the site in the future.

The home offers approximately 723 sq. ft. above grade with two bedrooms and a bright, comfortable main floor. A spacious living room opens into the dining area and renovated kitchen, with large windows bringing in plenty of natural light. The lower level adds a large recreation room, 3 piece bathroom, laundry and plenty of storage, giving the home considerably more usable space than the above grade square footage might suggest.

Outside, the fully fenced and landscaped backyard provides a great private outdoor space, while the single detached garage, covered parking and additional stalls provide parking for up to five vehicles something that is increasingly difficult to find this close to downtown.

What really sets this property apart is the land and location. Situated on an approximately 4,499 sq. ft. lot with roughly 37.5 feet of frontage and M-CG d72 zoning, the property offers interesting future redevelopment potential, subject to City approval. Crescent Heights continues to see older properties replaced with contemporary infill, townhome and multi residential development, including redevelopment already taking place along 11 Ave and throughout the surrounding neighbourhood.

That makes this a property you can actually use today while keeping an eye on tomorrow. Live in the bungalow, renovate it further, hold it as an investment, or investigate a future redevelopment project when the timing is right.

The location is hard to beat. You are just off Edmonton Trail and minutes from downtown, with quick access to Centre Street, Bridgeland, SAIT, transit, schools, parks, pathways and some of Calgary's best independent restaurants, cafés and neighbourhood businesses. The Bow River pathway system and downtown core are also close by, giving this location the walkability and accessibility that continues to drive demand for inner city living.

A solid home today, valuable inner city land underneath it, and several possibilities for the future this is a property worth taking a closer look at.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347725
Bedrooms	2
Bathrooms	2

Year Built	1933
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	733.11 sq. ft.
Acreage:	No
Lot Area:	4,499 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1933 (Age: 93)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
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:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Carport, Single Garage Detached
Parking Covered:	1
Parking Places:	5
Parking Total/Covered:	5 / 1
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom - Primary · 11' × 8' ·
Main Floor	Bedroom · 9'5" × 9' ·
Main Floor	Dining Room · 9' × 8'10" ·
Main Floor	Kitchen · 9'6" × 8'10" ·
Main Floor	Living Room · 15'9" × 10'1" ·

Basement	Bonus Room · 11'1" × 8'9" ·
Basement	Game Room · 17'2" × 14'11" ·
Basement	Game Room · 18'2" × 8'3" ·
Basement	Furnace/Utility Room · 9'7" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, City Lot, Landscaped, Level, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/319-11-avenue-ne-calgary-a2347725/

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