



THE
A-TEAM

**RE/MAX
FIRST**

236 11 Avenue, Calgary T2E0V8

MLS®#: **A2195622**

Area: **Crescent Heights**

Listing Date: **02/26/25**

List Price: **\$669,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1937**

Lot Information

Lot Sz Ar: **4,014 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s)**
Park Feat: **Alley Access,Insulated,Off Street,Single Garage Detached**

DOM

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Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	470P

Remarks

Pub Rmks: **Nestled in the vibrant Crescent Heights community, this property offers an exceptional lifestyle. Just a stone's throw away from cozy coffeeshops, restaurants, and**

the amenities of Edmonton Trail, it's a quick 30-minute walk to Downtown Calgary. Hop on your bike and you'll be at the gorgeous Bow River Pathway System in minutes! This charming bungalow features original hardwood flooring, two bedrooms, one full bathroom, a bright natural light-filled living room, and a decorative fireplace mantle with a roughed-in gas hookup. The fully finished basement with a kitchenette and 3 piece bathroom provides ample space for someone seeking a character home and the opportunity for renovation. This corner lot, zoned R-CG, offers the chance to construct two contemporary, custom-built units with secondary suites, providing easy access for pedestrians and vehicles. The sought-after Crescent Heights community is near downtown, and the demand for rental properties continues to soar, making this an ideal investment for savvy investors capitalizing on the ongoing development and revitalization in this vibrant area.

Inclusions:

Property Listed By:

electric stove, microwave, hood fan, washer/dryer, refrigerator

RE/MAX Real Estate (Mountain View)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











