

# \$539,000 - 6, 127 11 Avenue Ne, Calgary

MLS® #A2227306

**\$539,000**

3 Bedroom, 2.00 Bathroom, 1,356 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 5 - 1PM - 3 PM. Welcome to Unit 6, 127 11th Ave NE! This spacious multi-level townhome in Crescent Heights is the largest in this six unit complex and has a great layout with 3 bedrooms and 2 bathrooms, and an oversized sunny back patio. At the heart of the home is a large, sunny kitchen featuring a farmhouse sink, quartz countertops, and abundant storage—perfect for everyday living and entertaining. The bright south-facing back deck extends the living space outdoors, while a beautiful wood-burning fireplace centres the room and adds warmth and character inside.

The home features hardwood flooring on the upper levels, tile in the kitchen and lower floor, and cozy carpet in the bedrooms. The primary bedroom includes a generous walk-in closet, and the unit offers plenty of additional storage throughout. A new furnace was just installed in 2025, offering peace of mind and energy efficiency. The basement offers another good sized bedroom along with added storage including a vast area underneath the stairs - be sure to explore to find the hidden storage!

You™ll also appreciate the convenience of a covered parking stall (just a few steps from the lower entrance) and the charm of an adorable front courtyard that welcomes you home. This well-maintained property blends comfort, function, and character in a quiet, established complex. Walking distance to



Rotary Park, Crescent Heights Park, Mount Pleasant Tennis Club, restaurants (Sorella, Bar Gigi, Boogies Burgers, Milk Ice Cream Club and more!), grocery stores, public transit, and so many shops and services. You'll love it here!

Built in 1979

### Essential Information

MLS® #	A2227306
Price	\$539,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	6, 127 11 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0Y7

### Amenities

Amenities	None
Parking Spaces	1
Parking	Covered, Stall, Assigned, On Street, Plug-In, See Remarks

### Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, No Smoking Home,
-------------------	--

	Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Other, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	23
Zoning	M-CG d72

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.