

**1720 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2276399**



**\$675,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

OPEN HOUSE THIS SATURDAY FROM 2:00-4:00PM. Built in 1909, this beautifully maintained heritage home is rich with the warmth and craftsmanship that simply can't be replicated. Original hardwood floors, a cozy living room with a gas fireplace, and classic architectural details create an inviting atmosphere the moment you step inside. The front formal dining room and sitting room offer elegant spaces for entertaining or quiet evenings, while thoughtful renovations over the years blend modern touches seamlessly into the home's historic soul. Upstairs, you'll find 3 comfortable bedrooms and a full bathroom, while an additional full bathroom on the main level adds everyday convenience. Every update has been done with respect for the home's character—preserving its heritage charm while enhancing livability for today's lifestyle. Perfectly positioned in Sunalta, you're moments from the energy of 17th Avenue SW—Calgary's iconic "Red Mile" and one of the city's most loved high streets. This stretch is known for its mix of locally owned boutiques, cafes, cocktail bars, public art, and an always-buzzing dining scene that runs day-to-night. With the LRT Station close by, commuting downtown is quick and straightforward—making this an ideal home base for inner-city living. A rare opportunity to own a piece of Calgary history—heritage charm, thoughtful updates, and a location that keeps you connected to the best of the city.