



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 308 11 Avenue NE
Calgary, Alberta

MLS # A2239447



\$800,000

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,056 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Welcome to this stunning 4 bedroom, 4.5 bathroom townhouse in the highly sought-after community of Crescent Heights, offering the spacious feel of a duplex. With over 2,600SF of beautifully designed living space and a detached single car garage. Located on a quiet, tree-lined street, the home welcomes you with brand new luxury vinyl plank flooring and 9ft ceilings throughout all 4 floors. The open concept layout features an open space living room with custom wall moulding and a cozy gas fireplace. The executive chef's kitchen is a showstopper with sleek white quartz countertops, built-in appliances, a gas range, new designer backsplash, and an oversized island ideal for gatherings and entertaining. A spacious dining area, built-in speaker system (spanning all levels), and a powder room complete the main floor. Upstairs, you'll find two generously sized bedrooms, one with its own ensuite, and a second full bathroom, both refreshed with new tile backsplash. Convenient, large upper floor laundry adds to the functionality of this space. The third level is your private primary retreat, featuring a spacious bedroom with a modern accent wall, cozy lounge area, a luxurious 5-piece ensuite, and a large walk-in closet. Additional recent upgrades include a full building envelope revamp, upgraded attic insulation, new fan timers in two washrooms, electronic locks on both front and back doors, full AC and furnace servicing with duct cleaning, and professional servicing of the fridge, microwave, washer, and dryer. Crescent Heights is known for its perfect blend of urban living and residential charm. Just minutes from downtown and steps from the Bow River Pathway, this vibrant community offers easy access to Rotary Park, Crescent Heights Park, and the iconic Hugh McBluff lookout. With nearby transit, schools, local coffee shops, and a variety of restaurants

and specialty stores, everything you need is at your doorstep. This is more than just a place to live, it's a lifestyle in one of Calgary's most coveted communities.