



2, 308 11 Avenue NE
Calgary, Alberta

MLS # A2308641



\$675,000

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,062 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Experience elevated inner-city living in this southwest corner end-unit townhouse in Crescent Heights. Offering 4 bedrooms, 3.5 bathrooms, and breathtaking downtown views, this home blends luxury, functionality, and an unbeatable location just minutes from downtown. Its southwest corner position fills the home with natural light while showcasing stunning downtown views from the primary retreat and upper-level bonus room. Step inside to a bright open-concept layout featuring engineered hardwood flooring, 9-foot ceilings on every level, built-in ceiling speakers, and a cozy natural gas fireplace. The spacious living and dining areas are perfect for both everyday living and entertaining. The chef-inspired kitchen features quartz countertops, floor-to-ceiling cabinetry, stainless steel appliances, a gas cooktop, and a large pantry. The second level offers two generously sized bedrooms, a full bathroom, and a spacious laundry room with additional storage. The entire third floor is dedicated to a private primary retreat complete with an expansive primary bedroom, beautiful downtown views, a massive walk-in closet, a spa-inspired 6-piece ensuite with heated floors, and a bonus room ideal for a home office, lounge area, or private escape. The fully developed basement includes a fourth bedroom, full bathroom, recreation room, and additional storage space. Enjoy the spacious private deck with a gas hookup, perfect for relaxing or entertaining, along with the convenience of a single detached garage. Located on a quiet street in Crescent Heights, this home offers quick access to downtown, river pathways, parks, cafés, restaurants, schools, and nearby Bridgeland amenities. Perfect for working professionals or young families seeking an elevated inner-city lifestyle. Book your private showing today!