



GRASSROOTS
REALTY GROUP

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5, 308 11 Avenue NE
Calgary, Alberta

MLS # A2326449



\$685,000

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,033 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	In-Ceiling Speakers (as is), Google Nest door lock and thermostat		

Rarely do townhomes offer this much space, privacy and flexibility! Welcome to this exceptional end-unit townhouse offering over 2,400 sq. ft. of fully developed living space with 4 bedrooms and 4.5 bathrooms. One of the most unique features of this home is that it is only minimally attached to the neighbouring unit, with just a small portion of the front wall connected, creating a feel much closer to a semi-detached home. Inside, you'll find an impressive blend of quality craftsmanship and modern finishes, including central air conditioning, 9-foot ceilings on every level, quartz countertops throughout, high quality LVP flooring (installed in 2024), transom windows above every interior door, built-in ceiling speakers, a Nest thermostat, an attic rain prevention system, and a chef-inspired kitchen featuring floor-to-ceiling cabinetry, a large pantry, induction cooktop, induction oven, stainless steel appliances, and a refrigerator with water and ice dispenser. The main floor was designed for both everyday living and entertaining, offering a spacious dining area, an inviting living room centred around a natural gas fireplace, a convenient powder room, and access to the private rear deck. The second level features two generous bedrooms, including a guest suite with its own private ensuite, another full bathroom, and a well-designed laundry room with a utility sink and additional storage. The entire third floor is dedicated to an incredible primary retreat complete with a spacious bedroom, luxurious 6-piece ensuite, large walk-in closet, and a versatile bonus room that is perfect as a home office, fitness area, nursery, or private lounge. The fully developed basement adds even more flexibility with a fourth bedroom, full bathroom, recreation room, and plenty of storage. Outside, you'll appreciate the private single detached garage, a rear deck, and low condo fees of only \$300

per month. Also note that a large shared yard that is common property and enclosed is found out back! Located in the heart of Crescent Heights, you'll enjoy one of Calgary's most sought-after inner-city communities, known for its rich history, mature tree-lined streets, and exceptional walkability. Just minutes to downtown, the Bow River pathway system, Prince's Island Park, Centre Street, Edmonton Trail, Memorial Drive, and Deerfoot Trail, you'll have outstanding access to transit, schools, parks, shopping, restaurants, cafés, and countless amenities. This is a rare opportunity to own a spacious, beautifully appointed home in one of Calgary's most desirable inner-city neighbourhoods.