



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

136 10 Avenue NW
Calgary, Alberta

MLS # A2343813



\$1,228,800

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,040 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Motorized curtains with remote control

An exceptional expression of modern luxury in the heart of highly sought-after Crescent Heights, this custom-built residence seamlessly blends sophisticated design, refined finishes, and exceptional functionality. Situated on a picturesque tree-lined street, this impressive home offers over 2,000 sq. ft. of beautifully finished living space above grade, plus a fully legal, self-contained 2-bedroom basement suite with a private side entrance—ideal for families, multi-generational living, or investors. The sun-filled main floor showcases soaring 10-foot ceilings, wide-plank engineered hardwood flooring, oversized windows, designer finishes, and an extensive array of premium upgrades. The elegant dining room features a striking feature wall and statement lighting, creating an impressive setting for entertaining. At the heart of the home, the spectacular chef’s kitchen boasts quartz countertops, an oversized waterfall island with seating, premium stainless-steel appliances, abundant custom cabinetry, and a fully equipped butler’s pantry. The adjoining living room is anchored by a stunning feature fireplace with custom built-ins. A stylish mudroom, powder room, and motorized curtains with remote control add both convenience and contemporary sophistication. Upstairs, a bright bonus room with skylights and built-in workstation offers a perfect home office or family retreat. Three spacious bedrooms, a four-piece bathroom, and a convenient laundry room with custom cabinetry complete the level. The luxurious primary retreat features soaring vaulted ceilings, a spacious walk-in closet, and a spa-inspired five-piece ensuite with dual vanities, freestanding soaker tub, and rejuvenating steam shower. The professionally finished legal 2-bedroom basement suite offers excellent income potential, featuring 9-foot ceilings, luxury vinyl plank flooring, an open-concept

living/dining area, and a stylish kitchen with quartz countertops, large island, stainless-steel appliances, and generous cabinetry. Two bedrooms, a full bathroom, private laundry, and separate entrance complete this exceptional suite. Outside, enjoy a private backyard with patio and a rare double detached drive-through garage providing convenient backyard access. Loaded with thoughtful upgrades throughout, this home delivers an elevated level of comfort, style, and functionality. Ideally located close to Crescent Heights High School, Crescent Heights Park, McHugh Bluff, river pathways, shopping, restaurants, transit, and downtown, with easy access to Centre Street and 16th Avenue. A truly remarkable inner-city residence offering luxury living with exceptional versatility and investment potential.