# \$749,900 - 1, 308 11 Avenue Ne, Calgary

MLS® #A2255126

## \$749,900

4 Bedroom, 5.00 Bathroom, 2,056 sqft Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this RARE END-UNIT townhouse in the highly sought-after community of Crescent Heights. Offering 4 bedrooms, 4.5 bathrooms, with over 2,600 SQFT of developed living space and partial CITY VIEWS with South, West, and North exposures. As you step inside you are greeted with 9ft ceilings on every level, new luxury vinyl plank flooring, and a thoughtful open-concept layout. The main floor showcases a gourmet chef's kitchen with floor-to-ceiling cabinetry, sleek quartz countertops, gas range, built-in stainless steel appliances, large pantry, new designer backsplash, and an oversized island perfect for entertaining. The living room is anchored by a cozy gas fireplace with custom wall moulding, while the spacious dining area and powder room complete this level. Upstairs, you'II find two large bedrooms, including one with its own ensuite, plus a second full bathroom and a convenient large upper laundry room with sink and storage. The entire top floor is dedicated to the private primary retreat, complete with a spacious bedroom, modern accent wall, massive walk-in closet, a luxurious 6pc ensuite with HEATED floors, AND cozy lounge/bonus area. Enjoy CITY SKYLINE VIEWS from your south and west windows. Built-in ceiling speaker throughout. The FULLY FINISHED basement features another bedroom, full bathroom, rec room, and storage. ADDITIONAL UPGRADES: Upgraded attic insulation, electronic locks on both front





and back doors, new fan timers in bathrooms, AC & furnace servicing with duct cleaning, and professional servicing of the fridge, microwave, washer, and dryer. Added peace of mind with a complete building envelope overhaul.

Outside, enjoy your private deck and single detached garage. Low condo fees of only \$300/month make this home even more attractive. Nestled on a quiet, tree-lined street, with easy access the Bow River Pathway, Rotary Park, Crescent Heights Park, and the iconic McHugh Bluff lookout. With nearby schools, transit, coffee shops, and trendy restaurants, you'II have everything you need just steps from your door.

#### Built in 2015

### **Essential Information**

MLS® # A2255126 Price \$749,900

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,056
Acres 0.00
Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 1, 308 11 Avenue Ne

Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0Z1

### **Amenities**

Amenities Other

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

Interior

Interior Features Double Vanity, High Ceiling

Smoking Home, Open Floo

Entrance, Soaking Tub, Storage, vinyi vvindows, vvaik-in Cioset(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Range, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features BBQ gas line, Courtyard, Private Entrance, Private Yard

Lot Description Back Lane, Interior Lot, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed September 8th, 2025

Days on Market 41

Zoning M-CG d72

**Listing Details** 

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.