

\$1,198,000 - 235 11 Avenue Ne, Calgary

MLS® #A2257135

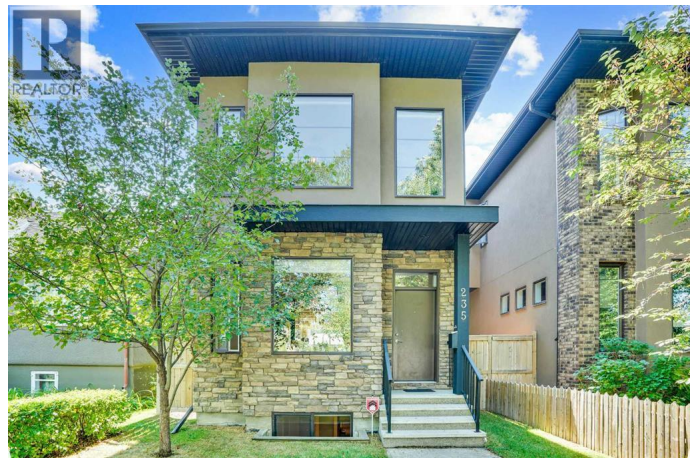
\$1,198,000

4 Bedroom, 4.00 Bathroom, 1,942 sqft

Single Family on 0.07 Acres

Crescent Heights, Calgary, Alberta

Bright, spacious, modern, detached 1942 square foot two storey located on one of the most desirable Avenues in Crescent Heights. Walking distance to restaurants, parks and shopping makes this Crescent Heights location perfect for the urban inner city dweller. Thoughtfully designed to make the best use of space and light. Open, inviting floor open plan; crafted with plenty of windows for fantastic natural light, soaring 10 ft ceilings, wide plank hardwood floors, large centre island all provide a seamless flow, ideal for entertaining or family gatherings. Upstairs, the primary bedroom has a great vibe with views of the lush tree canopy, a convenient walk-in closet and a 5-piece ensuite. There are two more generously sized bedrooms with lovely light, a laundry room with a convenient utility basin completes the second level. The basement is equally inviting, offering a spacious family room, roomy bedroom, full bathroom with an awesome steam shower and built-in bench, plus a storage room. Soak in the sun on the south deck and yard, with easy egress to an insulated and drywalled, double garage. You will love the Crescent Heights, vibrant, inner-city location with a walk score of 76/100. A great place to jump on your bike, e-scooter, or explore on foot. The amenity score is 10/10; steps to Rotary Park, Off Leash dog park, Tennis Courts, Lawn bowling, Splash Park, Mini Art Galleries plus a 10 minute walk to downtown, the Bow River pathway and Prince's Island! (id:6289)



Built in 2012

Essential Information

Listing #	A2257135
Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,942
Acres	0.07
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	235 11 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E0Y9

Amenities

Amenities	Recreation Nearby, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Window Coverings, Washer & Dryer
Heating	Natural gas Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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