



GRASSROOTS
REALTY GROUP

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129 10 Avenue NW
Calgary, Alberta

MLS # A2234846



\$2,390,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	4,084 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Low Maintenance		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar

Inclusions: n/a

*Be sure to watch the full cinematic home tour! * Welcome to a rare luxury offering in the sought-after community of Crescent Heights-a neighborhood celebrated for its breathtaking skyline views, lush tree-lined parks, and vibrant culinary scene. This architecturally striking residence blends urban energy with natural beauty, offering over 4,000 sq. ft. of developed living space across three spacious levels plus a fully finished basement. Step inside and be captivated by the abundance of natural light, custom lighting that elegantly spans all four levels, and a thoughtfully designed layout tailored for both entertaining and everyday living. The gourmet kitchen is a chef's dream, featuring Miele appliances, a 5-burner gas cooktop, and full-height cabinetry. The main floor seamlessly opens to a zero-maintenance, fully fenced private yard-an inner-city oasis. The second floor hosts three well-appointed bedrooms, each with its own walk-in closet. The two secondary bedrooms share a designer five-piece bath with double floating vanities, while the primary suite is a sanctuary, complete with a custom double wardrobe, a luxurious five-piece ensuite with dual vanities, backlit mirrors, steam shower, and a freestanding soaker tub. The third floor is built for entertaining-two stunning rooftop patios offer both east and west exposures, ideal for your morning coffee or evening wine with a view. It also comes pre-plumbed for a future WET BAR. Downstairs, the basement includes a fourth bedroom, a full bath, a spacious recreation area with a wet bar. This space would also be fantastic as a GYM/fitness area. The home even features a RARE UNDERGROUND TUNNEL from the basement to the oversized, finished, triple garage, keeping you warm and dry year-round. This space also offers the opportunity to add TONS of additional open or closed storage for your sports, hobby, and seasonal items! And

now, ANOTHER SHOWSTOPPER: perched above the garage is LEGAL, beautiful 585 sq. ft. one-bedroom carriage suite. With a large full kitchen with stainless steel appliances, eat-up island, and sleek white cabinets, in-suite laundry, gorgeous 3 piece bath, and private entrance, it's perfect for hosting guests, accommodating extended family, or generating additional income. Additional features include an EV charging station, high-end finishes throughout, and a location that places you minutes from downtown Calgary, top-rated restaurants, nearby schools, and river pathways. SELLER FINANCING AVAILABLE! Don't miss your chance to own this exceptional, one-of-a-kind property!