

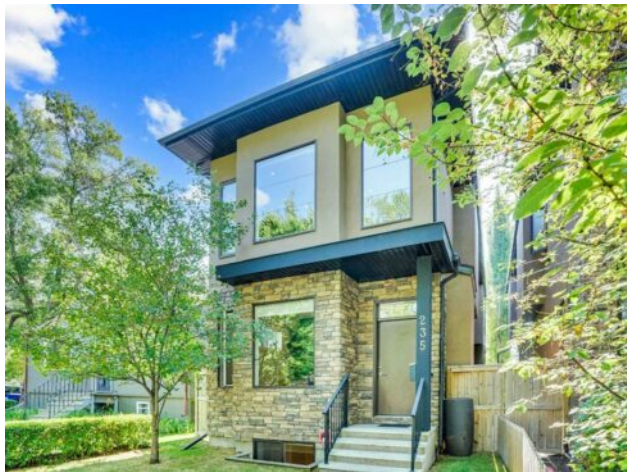


**GRASSROOTS**  
REALTY GROUP

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**235 11 Avenue NE**  
**Calgary, Alberta**

**MLS # A2257135**



**\$1,198,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Steam Room		

**Inclusions:** steam unit

Open House Sunday, Sept. 21st ,from 2:00 to 4:00pm @ 235-11 Avenue N.E. 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!