



235 11 Avenue NE
Calgary, Alberta

MLS # A2297505



\$1,139,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

Inclusions: n/a

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. Purposefully 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 with heated floors. There are two more 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!