



1, 308 11 Avenue NE
Calgary, Alberta

MLS # A2298811



\$675,000

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,056 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

A rare opportunity to own a fully upgraded inner-city townhouse offering over \$150,000 in recent renovations. Perfectly positioned on a quiet, tree-lined street in sought-after Crescent Heights, this exceptional home features over 2,600 sq ft of beautifully curated living space, 4 bedrooms, 4.5 bathrooms, and a detached single-car garage. Extensively updated throughout, recent improvements include new luxury vinyl plank flooring, designer backsplash tile in the kitchen and bathrooms, fresh paint, upgraded attic insulation and venting, new lighting, and a newly completed exterior with a 5-year warranty—providing both style and peace of mind. Step inside to discover a bright, open-concept main floor with 9-foot ceilings and brand-new luxury vinyl plank flooring. The spacious living room is highlighted by custom wall moulding and a cozy gas fireplace, creating a warm yet refined atmosphere. The chef-inspired kitchen is a true showpiece, complete with white quartz countertops, built-in appliances, a gas range, a striking new backsplash, and an oversized island—perfect for entertaining. A generous dining area, built-in speaker system, and a stylish powder room complete this level. The second floor offers two well-appointed bedrooms, including one with its own private ensuite, an additional full bathroom, and a large, convenient laundry room. The entire third level is dedicated to an impressive primary retreat, featuring a spacious bedroom with a modern accent wall, a versatile lounge or bonus area, a luxurious 5-piece ensuite, and a large walk-in closet. Fully finished basement with additional bedroom, full bath and rec room. Additional recent servicing includes the furnace and A/C with full duct cleaning, as well as professional maintenance of the fridge, microwave, washer, and dryer. Ideally located just minutes from downtown and steps to the Bow River Pathway, this home offers

unmatched access to outdoor amenities including Rotary Park, Crescent Heights Park, and the iconic McHugh Bluff lookout. Enjoy proximity to transit, schools, local cafés, restaurants, and boutique shopping—everything you need right at your doorstep. This is more than a home—it’s an exceptional inner-city lifestyle in one of Calgary’s most desirable communities.