

# \$1,299,000 - 136 10 Avenue Nw, Calgary

MLS® #A2184633

**\$1,299,000**

5 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

This stunning semi-detached infill in Crescent Heights boasts exceptional curb appeal with its striking red brick façade, oversized high-end luxury windows, and a tandem garage with an innovative design that provides not only space for two vehicles in a front-to-back configuration but also an additional rear garage door, allowing a car to drive through to the backyard or up to the deck. Featuring a fully developed 2-BEDROOM BASEMENT LEGAL SUITE, this home offers a rare opportunity for additional INCOME or multi-generational living. Crescent Heights is a vibrant inner-city community known for its charming streets, proximity to downtown, and easy access to parks, walking and biking paths, and an array of local shops and services. Conveniently located near Crescent Heights High School, this location also provides seamless access to the Trans-Canada Highway and Centre Street.

The main floor showcases elegant engineered hardwood flooring, starting with a welcoming foyer equipped with a coat closet and a built-in bench with hooks. The bright and airy dining room, situated at the front of the home, is bathed in natural light from oversized windows. The centrally positioned chef-inspired kitchen is a showstopper, featuring extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island with quartz countertops and bar seating, and a built-in coffee station. Glass sliding doors lead to the back deck, perfect for



summer dining and entertaining. Completing the main level is a cozy living room, a functional mudroom with tile flooring and custom storage, and a stylish 2-piece powder room. The 10 FEET CEILINGS on the main floor add to the home's spacious and open feel.

Upstairs is a serene retreat with a sky-high vaulted ceiling, a massive walk-in closet, and a spa-inspired 5-piece ensuite. This exquisite bathroom includes a freestanding soaker tub, a fully tiled walk-in shower with a bench and rain showerhead, STEAM SHOWER, a DOUBLE VANITY, and a chic barn door entrance. Two additional bedrooms with built-in closets share a modern 4-piece bathroom, and a spacious laundry room with a quartz folding counter adds convenience.

The fully developed BASEMENT LEGAL SUITE (subject to permits and city approvals) offers its own private and secure side entrance, making it ideal as a mortgage helper. Luxury vinyl plank flooring runs throughout the open-concept living area, which features a stylish kitchen with custom cabinetry, quartz countertops, a central island, and an elegant backsplash. The basement includes two well-appointed bedrooms with built-in closets, a 4-piece bathroom, and a dedicated laundry area. The spacious and comfortable feel of the basement is enhanced by the 9 FEET CEILINGS. Please note that fencing and landscaping will be completed as soon as weather conditions permit.

This remarkable home in Crescent Heights could be everything youâ€™ve been dreaming of.

Built in 2025

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2184633               |
| Price          | \$1,299,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,047                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 136 10 Avenue Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M0B3           |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected                      |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Drive Through, Paved, See Remarks, Tandem |
| # of Garages   | 3   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Skylight(s)         |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer, ENERGY STAR Qualified Appliances, Gas Water Heater |
| Heating           | Central, Fireplace(s), Natural Gas   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |

|                 |                                       |
|-----------------|---------------------------------------|
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas, Living Room                      |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, Landscaped, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Brick, Stucco                |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 37               |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

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