

\$705,000 - 1, 308 11 Avenue Ne, Calgary

MLS® #A2267111

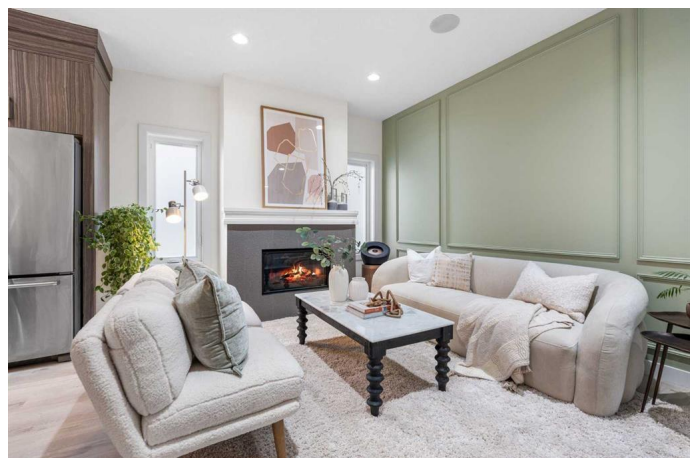
\$705,000

4 Bedroom, 5.00 Bathroom, 2,056 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

OPEN HOUSE: SUNDAY, NOV 16 FROM 1-3PM. Welcome to this fully upgraded townhouse in Crescent Heights offering 4 bedrooms, 4.5 bathrooms, and over 2,600 SQFT of developed living space. This duplex-size townhouse provides ample living space with the benefit of low maintenance living. As you step inside you are greeted with 9ft ceilings on every level, NEW luxury vinyl plank flooring, and a thoughtful open-concept layout. The main floor showcases a stylish living room with custom wall moulding, a cozy gas fireplace, and a dining room that is great for entertaining. The gourmet chef's kitchen features floor-to-ceiling cabinetry, sleek quartz countertops, GAS range, built-in stainless steel appliances, large pantry, NEW designer backsplash, and an oversized island. A powder room completes this level. Upstairs, you'll find two large bedrooms, including one with its own ensuite, PLUS a second full bathroom. The spacious laundry room features a folding station, a sink, and ample storage, all conveniently located on this floor. The entire top level is dedicated to the PRIVATE primary suite, complete with a spacious bedroom, modern accent wall, massive walk-in closet, a luxurious 6pc ensuite with HEATED floors, PLUS a cozy lounge/bonus area with partial CITY SKYLINE VIEWS from your SOUTH and WEST windows. Built-in ceiling speaker throughout. The FULLY FINISHED basement features another bedroom, full 4pc bathroom, rec room, and storage. This property is TURN



KEY. Additional upgrades include: Upgraded attic insulation, electronic locks on both front and back doors, new fan timers in bathrooms, AC & furnace servicing with duct cleaning. Added peace of mind with a complete building envelope overhaul. Outside, enjoy your private deck and single detached garage. Low condo fees of only \$300/month make this home even more attractive. Nestled on a quiet, tree-lined street, with easy access the Bow River Pathway, Rotary Park, Crescent Heights Park, and the iconic McHugh Bluff lookout. With nearby schools, transit, coffee shops, and trendy restaurants, youâ€™ll have everything you need just steps from your door.

Built in 2015

Essential Information

MLS® #	A2267111
Price	\$705,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,056
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1, 308 11 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0Z1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Single Garage Detached
# of Garages	1

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Interior Lot, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	24
Zoning	M-CG d72

Listing Details

Listing Office	Real Broker
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