

\$675,000 - 1, 308 11 Avenue Ne, Calgary

MLS® #A2089908

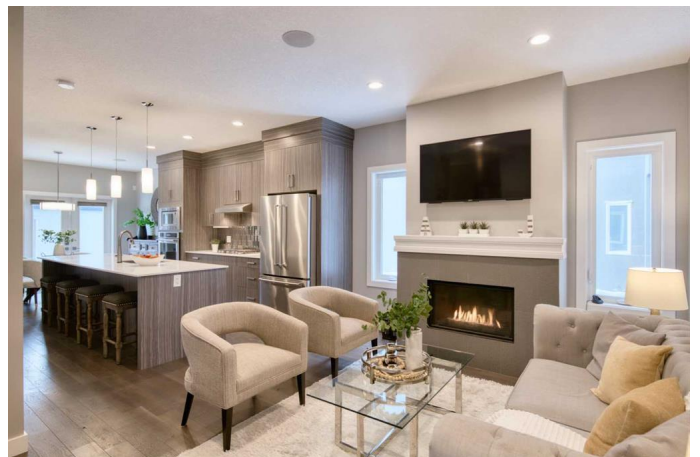
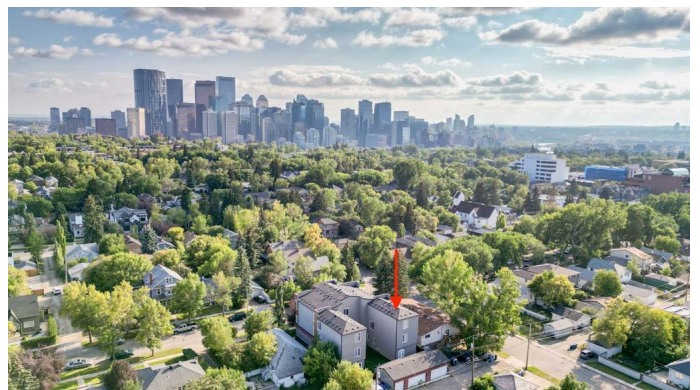
\$675,000

4 Bedroom, 5.00 Bathroom, 1,861 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

WOW! RARE END-UNIT townhouse offering 4 BEDROOMS and 4.5 BATHROOMS in over 2,400 SQUARE FEET OF FULLY DEVELOPED LIVING SPACE! This townhouse is barely adjoined to the neighbouring unit (only a portion of the south front wall is connected)! CITY VIEWS with SOUTH, WEST, NORTH and EAST EXPOSURES! Boasting HIGH-END, MODERN finishings, including: QUARTZ COUNTERTOPS throughout, STAINLESS STEEL APPLIANCES, CENTRAL AIR CONDITIONING, 9'™ CEILINGS on all floors, BUILT-IN CEILING SPEAKER SYSTEM throughout, HARDWOOD FLOORING, TRANSOM INTERIOR WINDOWS above all doors, SINGLE DETACHED GARAGE, and a SPACIOUS PRIVATE DECK! The main floor offers a gourmet chef's kitchen (with floor-to-ceiling cabinetry, large pantry, gas stovetop, fridge with water/ice), living room with natural gas fireplace, dining room and bathroom. The second floor has two bedrooms (one of the bedrooms has its own ensuite!), two bathrooms and a laundry room (with sink and storage). The entire top/third floor is the PRIVATE PRIMARY RETREAT featuring the SPRAWLING PRIMARY BEDROOM, LUXURIOUS 6-PC ENSUITE (with heated floors), HUGE WALK-IN CLOSET and BONUS ROOM (with CITY SKYLINE VIEWS from the SOUTH/WEST WINDOWS)! The basement has another bedroom, bathroom, recreation



room and storage/mechanical! LOW CONDO
FEES OF ONLY \$200/MONTH! GREAT
LOCATION ON A QUIET STREET! Only a
short walk to downtown and to all amenities!
Call now!

Built in 2015

Essential Information

MLS® #	A2089908
Price	\$675,000
Sold Price	\$693,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,861
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

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, Visitor Parking
Parking Spaces	1
Parking	Alley Access, Covered, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Secured, See Remarks, Single Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Built-In Range, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Range, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Washer/Dryer
Heating	Central, Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Underground Sprinklers, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 8th, 2023
Days on Market	13
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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