

# \$800,000 - 1, 308 11 Avenue Ne, Calgary

MLS® #A2239447

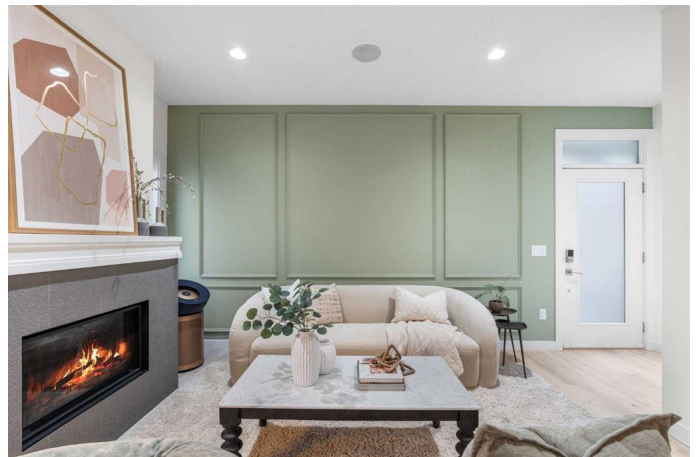
**\$800,000**

4 Bedroom, 5.00 Bathroom, 2,056 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this stunning 4 bedroom, 4.5 bathroom townhouse in the highly sought-after community of Crescent Heights, offering the spacious feel of a duplex. With over 2,600SF of beautifully designed living space and a detached single car garage. Located on a quiet, tree-lined street, the home welcomes you with brand new luxury vinyl plank flooring and 9ft ceilings throughout all 4 floors. The open concept layout features an open space living room with custom wall moulding and a cozy gas fireplace. The executive chef's kitchen is a showstopper with sleek white quartz countertops, built-in appliances, a gas range, new designer backsplash, and an oversized island ideal for gatherings and entertaining. A spacious dining area, built-in speaker system (spanning all levels), and a powder room complete the main floor. Upstairs, you'll find two generously sized bedrooms, one with its own ensuite, and a second full bathroom, both refreshed with new tile backsplash. Convenient, large upper floor laundry adds to the functionality of this space. The third level is your private primary retreat, featuring a spacious bedroom with a modern accent wall, cozy lounge area, a luxurious 5-piece ensuite, and a large walk-in closet. Additional recent upgrades include a full building envelope revamp, upgraded attic insulation, new fan timers in two washrooms, electronic locks on both front and back doors, full AC and furnace servicing with duct cleaning, and professional servicing of the



fridge, microwave, washer, and dryer. Crescent Heights is known for its perfect blend of urban living and residential charm. Just minutes from downtown and steps from the Bow River Pathway, this vibrant community offers easy access to Rotary Park, Crescent Heights Park, and the iconic Hugh McBluff lookout. With nearby transit, schools, local coffee shops, and a variety of restaurants and specialty stores, everything you need is at your doorstep. This is more than just a place to live, it's a lifestyle in one of Calgary's most coveted communities.

Built in 2014

**Essential Information**

MLS® #	A2239447
Price	\$800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,056
Acres	0.00
Year Built	2014
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	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	Finished, 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	July 14th, 2025
Days on Market	6
Zoning	M-CG d72

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.