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137 11 Avenue NW
Calgary, Alberta

MLS # A2353192

$995,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Rectangular Lot, Street Lighting		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters		

Inclusions: n/a

Open house November 1 st. Sunday, 1 TO 3 , 137-11 Avenue N.W. A unique opportunity awaits in Crescent Heights with this updated home spanning over 1,900 sq. ft. The property features three bedrooms, four bathrooms, and is situated on a south-facing corner lot along a tree-lined street, offering low-maintenance living in the community's center. Residents can easily access parks, schools, cafés, restaurants, shops, and downtown. Inside, the kitchen is equipped with granite countertops and stainless steel appliances, while the living room opens to a spacious south-facing patio. The design prioritizes the effective use of space and light, featuring an open floor plan with ample windows for natural light, hardwood floors, and a central island, creating a seamless flow suitable for entertaining or family gatherings. The primary bedroom, located upstairs, offers southern views and a convenient walk-in closet. The second bedroom includes a Juliet balcony overlooking the lush tree canopy. The fully developed basement comprises an additional bedroom, a four-piece bathroom, and a recreation room. The area is conducive to biking, e-scootering, or exploring on foot. The property boasts an excellent amenity score, being close to Rotary Park, Crescent Heights Park, Crescent Road walking paths, an off-leash dog park, tennis courts, a skating rink, baseball diamonds, and a ten-minute walk to downtown, the Bow River pathway, and Prince’s Island.

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