

# \$1,198,000 - 235 11 Avenue Ne, Calgary

MLS® #A2257135

**\$1,198,000**

4 Bedroom, 4.00 Bathroom, 1,942 sqft

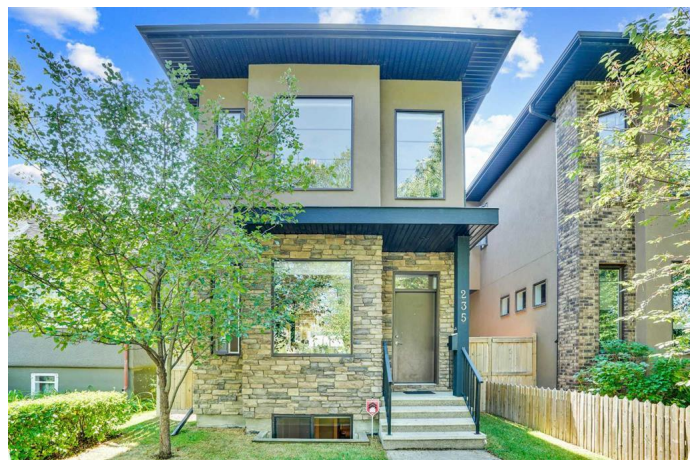
Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Bright, spacious, modern, detached 1942 square foot two storey located on one of the most desirable Avenues in Crescent Heights. Walking distance to restaurants, parks and shopping makes this Crescent Heights location perfect for the urban inner city dweller.

Thoughtfully designed to make the best use of space and light. Open, inviting floor open plan; crafted with plenty of windows for fantastic natural light, soaring 10 ft ceilings, wide plank hardwood floors, large centre island all provide a seamless flow, ideal for entertaining or family gatherings. Upstairs, the primary bedroom has a great vibe with views of the lush tree canopy, a convenient walk-in closet and a 5-piece ensuite. There are two more generously sized bedrooms with lovely light, a laundry room with a convenient utility basin completes the second level. The basement is equally inviting, offering a spacious family room, roomy bedroom, full bathroom with an awesome steam shower and built-in bench, plus a storage room.

Soak in the sun on the south deck and yard, with easy egress to an insulated and drywalled, double garage. You will love the Crescent Heights, vibrant, inner-city location with a walk score of 76/100. A great place to jump on your bike, e-scooter, or explore on foot. The amenity score is 10/10; steps to Rotary Park, Off Leash dog park, Tennis Courts, Lawn bowling, Splash Park, Mini Art Galleries plus a 10 minute walk to downtown, the Bow River pathway and Prince's Island!



Built in 2012

### **Essential Information**

MLS® #	A2257135
Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	235 11 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0Y9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Steam Room
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
Heating	Central, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.