

\$1,199,900 - 136 10 Avenue Nw, Calgary

MLS® #A2232830

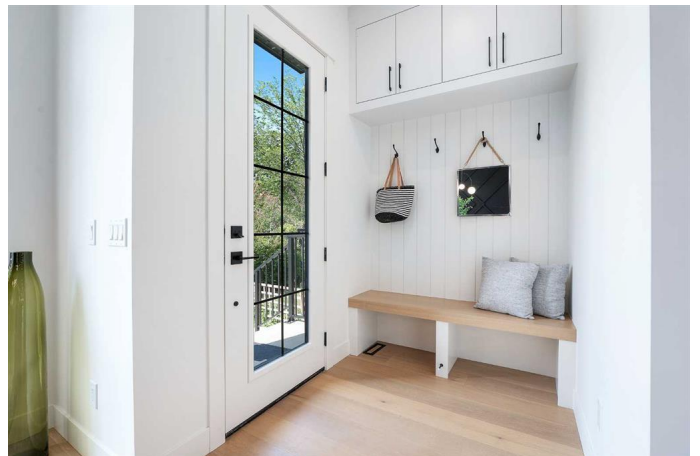
\$1,199,900

5 Bedroom, 4.00 Bathroom, 2,022 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Located on a serene tree-lined street in the mature community of Crescent Heights, this 3 bedroom home offers over 2000 sq ft of developed living space plus a legal self-contained 2 bedroom basement suite with separate side entrance. The open & airy main level presents beautiful wide-plank engineered hardwood floors, 10'™ ceilings & is flooded with natural light, showcasing the front dining area with elegant accent wall & stylish light fixture. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, oversized waterfall island/eating bar, an abundance of storage space, convenient butler's pantry & upgraded stainless steel appliance package. A spacious living room is anchored by a feature fireplace & built-ins. Completing the main level is a mudroom & 2 piece powder room. The second level hosts a bonus room with skylights & built-in computer desk as well as 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat with lofty vaulted ceiling boasts a walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & rejuvenating separate steam shower. The legal 2 bedroom basement suite features luxury vinyl plank flooring, 9'™ ceilings, spacious living/dining area & kitchen nicely finished with quartz counter tops, island/eating bar & stainless steel appliances. Two good-sized bedrooms, a 4 piece bath & laundry facilities complete the legal basement suite. Outside, enjoy the back



yard with patio & access to the double detached garage with handy drive-through feature allowing access to the back yard. This home has an incredibly convenient location, steps from Crescent Heights High School & close to Crescent Heights Park, McHugh Bluff, shopping, public transit & easy access to 16th Avenue & downtown via Centre Street.

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2232830 |
| Price | \$1,199,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,022 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 136 10 Avenue Nw |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 0B3 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Drive Through |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Recessed Lighting |
| Appliances | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Humidifier |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 11 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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