

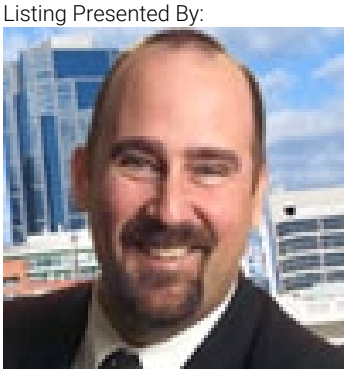
137 11 Avenue Calgary Alberta

$995,000

Open house November 08 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, cafes, 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. (id:6769)

4pc Bathroom Measurements not available
5pc Bathroom Measurements not available
Bedroom 13.58 Ft x 10.75 Ft
Primary Bedroom 17.92 Ft x 15.58 Ft
Laundry room 7.00 Ft x 6.00 Ft
Other 10.75 Ft x 9.17 Ft
3pc Bathroom Measurements not available
Bedroom 14.92 Ft x 13.50 Ft
Recreational, Games room 16.42 Ft x 14.83 Ft
Furnace 8.58 Ft x 7.17 Ft
Other 7.17 Ft x 6.00 Ft
Storage 6.25 Ft x 3.08 Ft
2pc Bathroom Measurements not available
Dining room 13.17 Ft x 7.00 Ft
Family room 16.42 Ft x 15.92 Ft
Kitchen 16.25 Ft x 9.75 Ft
Living room 15.92 Ft x 11.92 Ft
Pantry 5.75 Ft x 4.75 Ft

Listing Presented By:



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