\$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

Open House Sunday, Sept. 21st ,from 2:00 to 4:00pm @ 235-11 Avenue N.E. 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, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

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 1

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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