

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

MLS® #A2232830

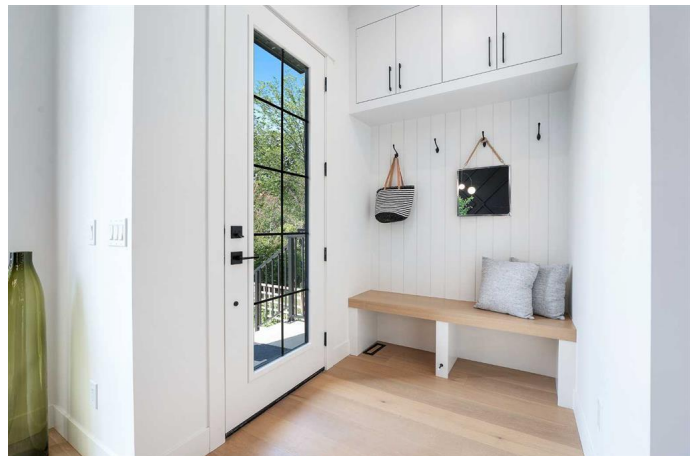
**\$1,199,900**

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, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer
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	20
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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