



THE
A-TEAM

**RE/MAX
FIRST**

136 10 Avenue, Calgary T2M0B3

MLS® #: **A2184633**

Area: **Crescent Heights**

Listing Date: **03/28/25**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2025

Lot Information

Lot Sz Ar:

2,997 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,047

Low Sqft:

Ttl Sqft:

2,047

DOM

24

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard, Landscaped, Level

Double Garage Detached, Drive Through, Paved, See Remarks, Tandem

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Central, Fireplace(s), Natural Gas

Sewer:

Public Sewer

Ext Feat:

Private Yard

Construction:

Brick, Stucco

Flooring:

Hardwood, Vinyl Plank

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer

Int Feat:

Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Utilities:

Electricity Connected, Natural Gas Connected

Room Information

Room

Bedroom - Primary

Bedroom

Bedroom

Walk-In Closet

Bonus Room

Dining Room

Level

Second

Second

Lower

Second

Second

Main

Dimensions

18`3" x 13`2"

10`2" x 12`4"

13`0" x 10`9"

8`6" x 5`10"

16`1" x 9`4"

14`2" x 10`4"

Room

Bedroom

Bedroom

5pc Bathroom

3pc Bathroom

Laundry

Kitchen

Level

Second

Lower

Second

Second

Second

Main

Dimensions

11`6" x 12`4"

13`1" x 10`6"

9`1" x 16`9"

6`2" x 7`7"

6`5" x 5`4"

15`9" x 20`3"

Living Room
Furnace/Utility Room
Kitchen

Main
Basement
Basement

15`1" x 15`0"
5`11" x 10`9"
15`3" x 10`6"

2pc Bathroom
Living Room
4pc Bathroom

Main
Basement
Basement

5`3" x 5`1"
15`3" x 11`9"
5`9" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3946N

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN HOUSE: 2:00pm - 4:00pm | Saturday April 19th & Sunday April 20th !! This stunning semi-detached infill in Crescent Heights boasts exceptional curb appeal with its striking red brick façade, oversized high-end luxury windows, and a tandem garage with an innovative design that provides not only space for two vehicles in a front-to-back configuration but also an additional rear garage door, allowing a car to drive through to the backyard or up to the deck. Featuring a fully developed 2-BEDROOM BASEMENT LEGAL SUITE, this home offers a rare opportunity for additional INCOME or multi-generational living. Crescent Heights is a vibrant inner-city community known for its charming streets, proximity to downtown, and easy access to parks, walking and biking paths, and an array of local shops and services. Conveniently located near Crescent Heights High School, this location also provides seamless access to the Trans-Canada Highway and Centre Street. The main floor showcases elegant engineered hardwood flooring, starting with a welcoming foyer equipped with a coat closet and a built-in bench with hooks. The bright and airy dining room, situated at the front of the home, is bathed in natural light from oversized windows. The centrally positioned chef-inspired kitchen is a showstopper, featuring extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island with quartz countertops and bar seating, and a built-in coffee station. Glass sliding doors lead to the back deck, perfect for summer dining and entertaining. Completing the main level is a cozy living room, a functional mudroom with tile flooring and custom storage, and a stylish 2-piece powder room. The 10 FEET CEILINGS on the main floor add to the home's spacious and open feel. Upstairs is a serene retreat with a sky-high vaulted ceiling, a massive walk-in closet, and a spa-inspired 5-piece ensuite. This exquisite bathroom includes a freestanding soaker tub, a fully tiled walk-in shower with a bench and rain showerhead, STEAM SHOWER, a DOUBLE VANITY, and a chic barn door entrance. Two additional bedrooms with built-in closets share a modern 4-piece bathroom, and a spacious laundry room with a quartz folding counter adds convenience. The fully developed BASEMENT LEGAL SUITE (subject to permits and city approvals) offers its own private and secure side entrance, making it ideal as a mortgage helper. Luxury vinyl plank flooring runs throughout the open-concept living area, which features a stylish kitchen with custom cabinetry, quartz countertops, a central island, and an elegant backsplash. The basement includes two well-appointed bedrooms with built-in closets, a 4-piece bathroom, and a dedicated laundry area. The spacious and comfortable feel of the basement is enhanced by the 9 FEET CEILINGS. Please note that fencing and landscaping will be completed as soon as weather conditions permit. This remarkable home in Crescent Heights could be everything you've been dreaming of.

Inclusions:
Property Listed By:

NONE
RE/MAX West Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









