

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

MLS® #A2232830

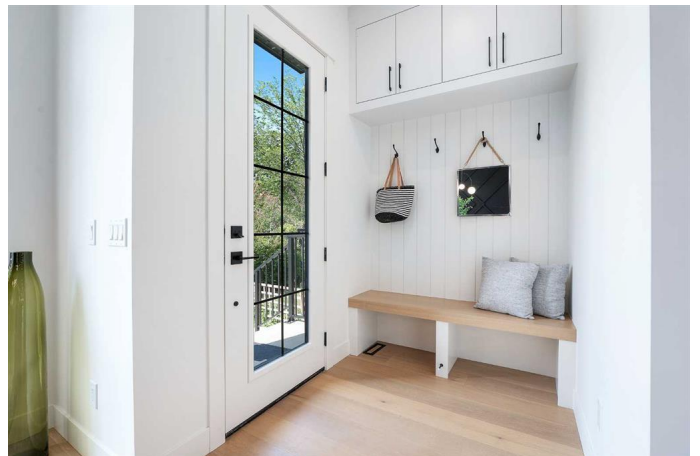
**\$1,199,900**

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	1
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.