

**134 10 Avenue NW
Calgary, Alberta**

MLS # A2228300



\$1,199,900

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,014 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Drive Through		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: Second dishwasher, second fridge, ceiling fan(s).

OPEN HOUSE SUNDAY, JUNE 15TH FROM 1-3 PM. 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.