136 10 Avenue NW

Calgary | Active | MLS® A2343813

$1,228,800









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**2,040 sq. ft.**

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Listed by Skyrock

A closer look

An exceptional expression of modern luxury in the heart of highly sought-after Crescent Heights, this custom-built residence seamlessly blends sophisticated design, refined finishes, and exceptional functionality. Situated on a picturesque tree-lined street, this impressive home offers over 2,000 sq. ft. of beautifully finished living space above grade, plus a fully legal, self-contained 2-bedroom basement suite with a private side entrance-ideal for families, multi-generational living, or investors.The sun-filled main floor showcases soaring 10-foot ceilings, wide-plank engineered hardwood flooring, oversized windows, designer finishes, and an extensive array of premium upgrades. The elegant dining room features a striking feature wall and statement lighting, creating an impressive setting for entertaining. At the heart of the home, the spectacular chef's kitchen boasts quartz countertops, an oversized waterfall island with seating, premium stainless-steel appliances, abundant custom cabinetry, and a fully equipped butler's pantry. The adjoining living room is anchored by a stunning feature fireplace with custom built-ins. A stylish mudroom, powder room, and motorized curtains with remote control add both convenience and contemporary sophistication. Upstairs, a bright bonus room with skylights and built-in workstation offers a perfect home office or family retreat. Three spacious bedrooms, a four-piece bathroom, and a convenient laundry room with custom cabinetry complete the level. The luxurious primary retreat features soaring vaulted ceilings, a spacious walk-in closet, and a spa-inspired five-piece ensuite with dual vanities, freestanding soaker tub, and rejuvenating steam shower. The professionally finished legal 2-bedroom basement suite offers excellent income potential, featuring 9-foot ceilings, luxury vinyl plank flooring, an open-concept living/dining area, and a stylish kitchen with quartz countertops, large island, stainless-steel appliances, and generous cabinetry. Two bedrooms, a full bathroom, private laundry, and separate entrance complete this exceptional suite. Outside, enjoy a private backyard with patio and a rare double detached drive-through garage providing convenient backyard access. Loaded with thoughtful upgrades throughout, this home delivers an elevated level of comfort, style, and functionality. Ideally located close to Crescent Heights High School, Crescent Heights Park, McHugh Bluff, river pathways, shopping, restaurants, transit, and downtown, with easy access to Centre Street and 16th Avenue. A truly remarkable inner-city residence offering luxury living with exceptional versatility and investment potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343813
Bedrooms	5
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,040 sq. ft.
Main Level Finished Area:	965 sq. ft.
Upper Level Finished Area:	1,075 sq. ft.
Below Grade Finished Area:	712 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2025 (Age: 1)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3946N

Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Stone West Developments Inc.
New Constr.:	Yes
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Crescent Heights
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Inclusions:	Motorized curtains with remote control
Restrictions:	None Known
Main Floor	Foyer · 5'9" × 5'5" ·

Main Floor	Living Room · 15' × 14'4" ·
Main Floor	Kitchen · 19'5" × 15'9" ·
Main Floor	Pantry · 5'6" × 5'4" ·
Main Floor	Dining Room · 14'3" × 11'1" ·
Main Floor	Mud Room · 9'3" × 5'1" ·
Upper Level	Bedroom · 12'3" × 11'5" ·
Upper Level	Bedroom · 12'3" × 10'3" ·
Upper Level	Laundry · 6'5" × 5'5" ·
Upper Level	Hall · 5'9" × 5'6" ·
Upper Level	Family Room · 15'9" × 11'6" ·
Upper Level	Walk-In Closet · 8'7" × 5'9" ·
Upper Level	Bedroom - Primary · 18'4" × 13'2" ·
Basement	Living Room · 15'6" × 13'9" ·
Basement	Bedroom · 13'1" × 10'8" ·
Basement	Laundry · 5'10" × 5'3" ·
Basement	Bedroom · 10'8" × 10'5" ·
Basement	Kitchen With Eating Area · 13'2" × 8'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
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)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/136-10-avenue-nw-calgary-a2343813/

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