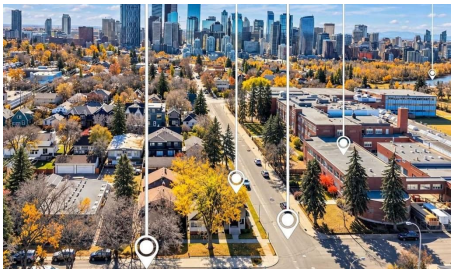
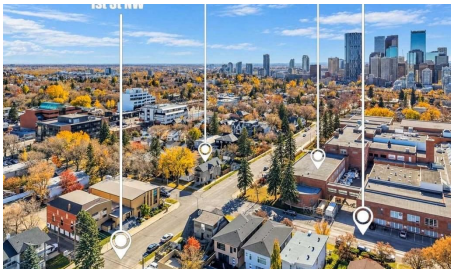
137 11 Avenue NW

Calgary | Active | MLS® A2353192

$995,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2006**	**1,939.26 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Open house November 08 Sunday, 1 TO 3 , 137-11 Avenue N.W. A unique opportunity awaits in Crescent Heights with this updated home spanning over 1,900 sq. ft. The property features three bedrooms, four bathrooms, and is situated on a south-facing corner lot along a tree-lined street, offering low-maintenance living in the community's center. Residents can easily access parks, schools, cafés, restaurants, shops, and downtown.

Inside, the kitchen is equipped with granite countertops and stainless steel appliances, while the living room opens to a spacious south-facing patio. The design prioritizes the effective use of space and light, featuring an open floor plan with ample windows for natural light, hardwood floors, and a central island, creating a seamless flow suitable for entertaining or family gatherings.

The primary bedroom, located upstairs, offers southern views and a convenient walk-in closet. The second bedroom includes a Juliet balcony overlooking the lush tree canopy. The fully developed basement comprises an additional bedroom, a four-piece bathroom, and a recreation room. The area is conducive to biking, e-scootering, or exploring on foot. The property boasts an excellent amenity score, being close to Rotary Park, Crescent Heights Park, Crescent Road walking paths, an off-leash dog park, tennis courts, a skating rink, baseball diamonds, and a ten-minute walk to downtown, the Bow River pathway, and Prince’s Island.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353192
Bedrooms	3
Bathrooms	4
Year Built	2006
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,939.26 sq. ft.
Main Level Finished Area:	944 sq. ft.
Upper Level Finished Area:	995.25 sq. ft.
Below Grade Finished Area:	826 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3946N
Heating:	Central, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Crescent Heights
Appliances:	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 13'2" × 7' ·
Main Floor	Family Room · 16'5" × 15'11" ·
Main Floor	Kitchen · 16'3" × 9'9" ·
Main Floor	Living Room · 15'11" × 11'11" ·
Main Floor	Pantry · 5'9" × 4'9" ·
2nd Floor	Bedroom · 13'7" × 10'9" ·
2nd Floor	Bedroom - Primary · 17'11" × 15'7" ·
2nd Floor	Laundry · 7' × 6' ·
2nd Floor	Walk-In Closet · 10'9" × 9'2" ·
Basement	Bedroom · 14'11" × 13'6" ·

Basement	Game Room · 16'5" × 14'10" ·
Basement	Furnace/Utility Room · 8'7" × 7'2" ·
Basement	Walk-In Closet · 7'2" × 6' ·
Basement	Storage · 6'3" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Corner Lot, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/137-11-avenue-nw-calgary-a2353192/

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