

136 10 Avenue NW
Calgary, Alberta

MLS # A2334114



\$1,250,000

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,040 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
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:	Full	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:	None		

Nestled on a picturesque tree-lined street in the highly sought-after community of Crescent Heights, this exceptional custom-built residence seamlessly blends timeless elegance, contemporary design, and outstanding investment potential. Offering over 2,000 sq. ft. of beautifully finished living space, plus a fully legal self-contained 2-bedroom basement suite with its own private side entrance, this home is ideal for families, multi-generational living, or savvy investors. Step inside to discover a light-filled open-concept main floor highlighted by 10-foot ceilings, stunning wide-plank engineered hardwood flooring, and oversized windows that flood the home with natural light. The sophisticated front dining room is enhanced by a striking designer feature wall and statement lighting, creating the perfect setting for entertaining. At the heart of the home lies a spectacular chef-inspired kitchen, thoughtfully designed with quartz countertops, an impressive oversized waterfall island with seating, premium ss appliances, abundant custom cabinetry, and a fully equipped butler's pantry that provides exceptional storage and prep space. The inviting living room is centered around a gorgeous feature fireplace with custom built-ins, offering both warmth and style. A functional mudroom and elegant powder room complete the thoughtfully designed main level. Upstairs, you'll find a bright and versatile bonus room featuring skylights and a built-in workstation, perfect for a home office or family lounge. The upper level also offers three generously sized bedrooms, a beautifully appointed four-piece bathroom, and a convenient laundry room with built-in cabinetry and utility sink. The luxurious primary retreat is a true sanctuary, showcasing soaring vaulted ceilings, a spacious walk-in closet, and a spa-inspired five-piece ensuite complete with dual vanities, a freestanding soaker tub,

and a rejuvenating steam shower. The professionally finished legal 2-bedroom basement suite is equally impressive, boasting 9-foot ceilings, luxury vinyl plank flooring, an open-concept living and dining area, and a stylish kitchen featuring quartz countertops, a large island with seating, stainless steel appliances, two spacious bedrooms, a full four-piece bathroom, and its own private laundry—providing excellent rental income potential or comfortable accommodations for extended family. Outside, enjoy the private backyard oasis complete with a patio, ideal for relaxing or entertaining, along with a double detached garage featuring a rare drive-through design that provides convenient access to the backyard. Perfectly positioned in one of Calgary's most desirable inner-city neighbourhoods, this remarkable home is just steps from Crescent Heights High School and minutes from Crescent Heights Park, McHugh Bluff, scenic river pathways, shopping, restaurants, public transit, and offers quick access to 16th Avenue and downtown via Centre Street. This is a rare opportunity to own a beautifully home.