

# \$2,390,000 - 129 10 Avenue Nw, Calgary

MLS® #A2234846

**\$2,390,000**

4 Bedroom, 4.00 Bathroom, 4,084 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

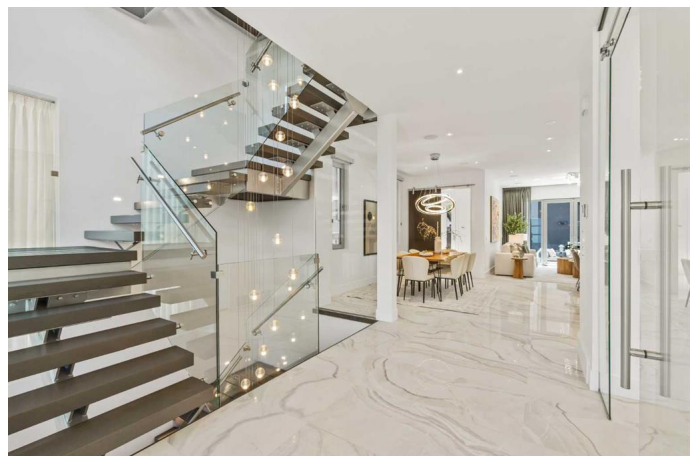
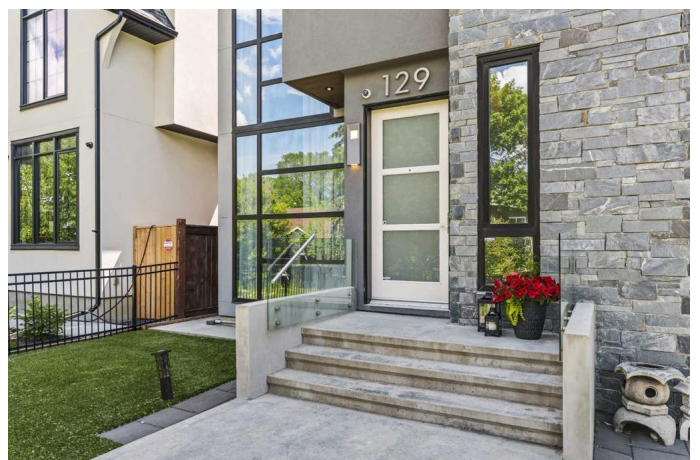
\*Be sure to watch the full cinematic home tour!

\* Welcome to a rare luxury offering in the sought-after community of Crescent Heights-a neighborhood celebrated for its breathtaking skyline views, lush tree-lined parks, and vibrant culinary scene. This architecturally striking residence blends urban energy with natural beauty, offering over 4,000 sq. ft. of developed living space across three spacious levels plus a fully finished basement.

Step inside and be captivated by the abundance of natural light, custom lighting that elegantly spans all four levels, and a thoughtfully designed layout tailored for both entertaining and everyday living. The gourmet kitchen is a chef's dream, featuring Miele appliances, a 5-burner gas cooktop, and full-height cabinetry. The main floor seamlessly opens to a zero-maintenance, fully fenced private yard-an inner-city oasis.

The second floor hosts three well-appointed bedrooms, each with its own walk-in closet. The two secondary bedrooms share a designer five-piece bath with double floating vanities, while the primary suite is a sanctuary, complete with a custom double wardrobe, a luxurious five-piece ensuite with dual vanities, backlit mirrors, steam shower, and a freestanding soaker tub.

The third floor is built for entertaining-two stunning rooftop patios offer both east and



west exposures, ideal for your morning coffee or evening wine with a view. It also comes pre-plumbed for a future WET BAR

Downstairs, the basement includes a fourth bedroom, a full bath, a spacious recreation area with a wet bar. This space would also be fantastic as a GYM/fitness area. The home even features a RARE UNDERGROUND TUNNEL from the basement to the oversized, finished, triple garage, keeping you warm and dry year-round. This space also offers the opportunity to add TONS of additional open or closed storage for your sports, hobby, and seasonal items!

And now, ANOTHER SHOWSTOPPER: perched above the garage is LEGAL, beautiful 585 sq. ft. one-bedroom carriage suite. With a large full kitchen with stainless steel appliances, eat-up island, and sleek white cabinets, in-suite laundry, gorgeous 3 piece bath, and private entrance, itâ€™s perfect for hosting guests, accommodating extended family, or generating additional income.

Additional features include an EV charging station, high-end finishes throughout, and a location that places you minutes from downtown Calgary, top-rated restaurants, nearby schools, and river pathways.

SELLER FINANCING AVAILABLE! Donâ€™t miss your chance to own this exceptional, one-of-a-kind property!

Built in 2015

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2234846    |
| Price    | \$2,390,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,084       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 129 10 Avenue Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M0B4           |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 3                                                     |
| Parking        | 220 Volt Wiring, Alley Access, Triple Garage Detached |
| # of Garages   | 3                                                     |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                            |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Low Maintenance Landscape, Standard Shaped Lot |
| Roof              | Flat                                                                                                            |
| Construction      | Mixed, Stone, Stucco, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 58              |
| Zoning         | R-CG            |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.