

# \$459,900 - 103, 308 11 Avenue Nw, High River

MLS® #A2222214

**\$459,900**

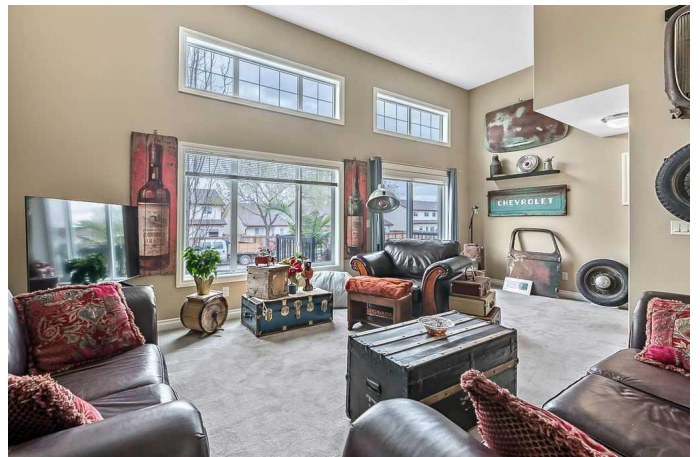
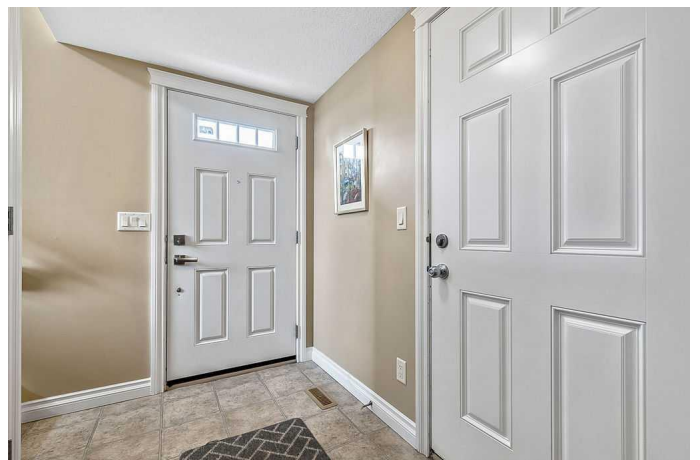
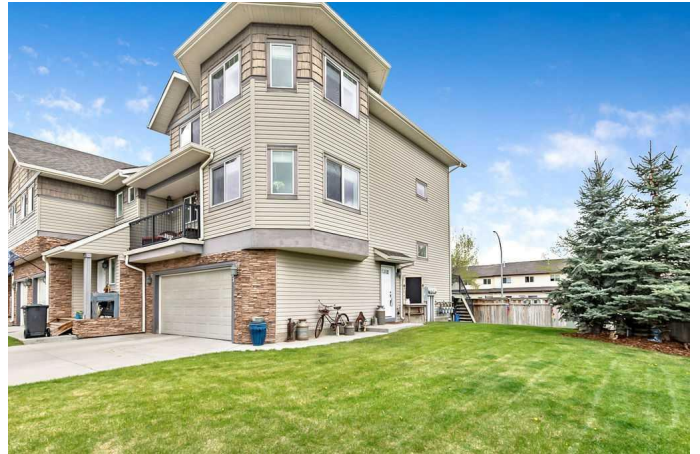
3 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.05 Acres

N/A, High River, Alberta

**\*\*OPEN HOUSE SUN 6/8/25 CANCELLED \*\***

Stop. The. Car! Three spacious bedrooms, two and a half bathrooms and a heated oversized double garage within more than 1,900 sf of bright, welcoming living space thatâ€™s less than 30-minutes from Calgary â€“ at this price?! Add the undeveloped basement thatâ€™s a blank canvas for whatever you need â€“ Home gym? Media room? - plus the maintained corner lot and a garage nook with a custom workbench and youâ€™ve got a box-checker property you donâ€™t want to miss! Discreet side entrance into mudroom with storage; also accessible through the garage. Living room with 9ft ceilings, lots of windows and French door to deck. Extremely spacious open-plan kitchen / dining room, with new appliances, tons of countertop and cupboard space, a pantry, a large island, enough space to contain a dining table that could almost seat the street and a West facing balcony! Generous, bright primary suite with walk-in closet and 3-pc en-suite bathroom with oversized shower. Two further roomy bedrooms, a family bathroom and loads of storage. New furnace! Newer hot water tank! The list of positive just keeps going! Located in highly desirable, family-friendly Northwest High River, this prime location puts golf courses, schools (with smaller class sizes), shopping, playgrounds, and scenic walking paths right at your doorstep and enjoys easy access to riverside greenspaces that are perfect for recharging in nature when you need a breath



of fresh air. With quick highway connections, commuting to the city is a breeze, making this the ideal home base for busy professionals and growing families alike. Donâ€™t just find a house - find your fresh start towards a more balanced, fulfilling lifestyle and live better, live naturally, live here!

Built in 2008

### Essential Information

MLS® #	A2222214
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.05
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	103, 308 11 Avenue Nw
Subdivision	N/A
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0G3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Oversized, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Central Vacuum, French Door, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	31
Zoning	R-2X

## Listing Details

Listing Office	Keyhole Real Estate
----------------	---------------------

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.