

\$475,000 - 103, 308 11 Avenue Nw, High River

MLS® #A2222214

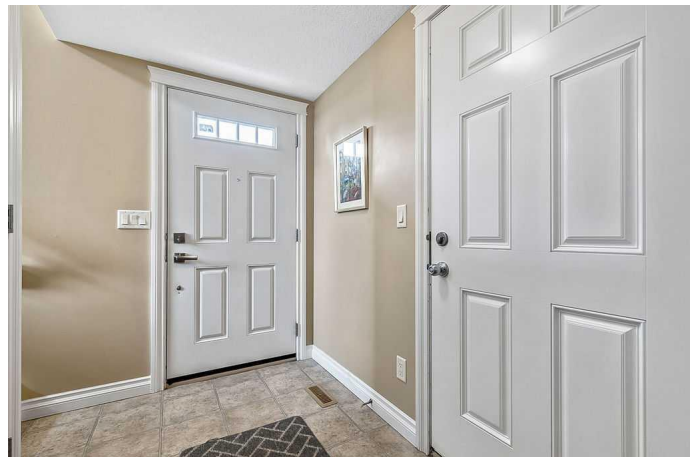
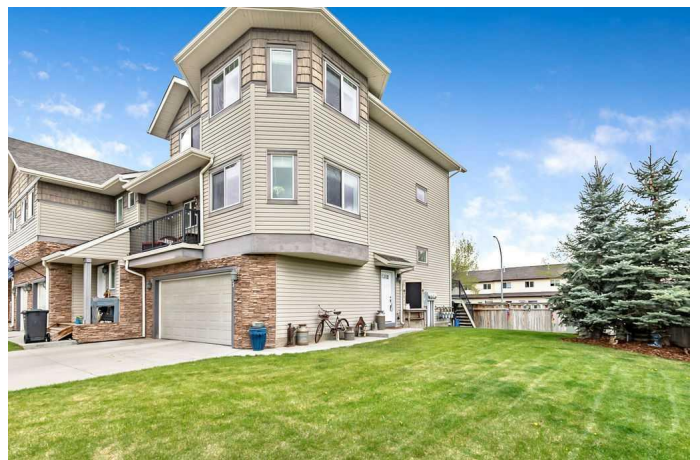
\$475,000

3 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.05 Acres

N/A, High River, Alberta

This oneâ€™s a rare gem! Enjoy all the benefits of condo living with over 1,900 sq ft of bright, inviting space across three levels - plus an oversized, heated double garage with workbench, all on a desirable end-unit green corner lot, with lower condo fees than you may expect! Stop the car! Less than 30 minutes from Calgary, this 3-bedroom, 2.5-bath home offers comfort, space, and flexibility. Enter through the private side entrance or through the garage into a convenient mudroom. The main floor living room impresses with soaring 9-ft ceilings, abundant natural light, and access to a sunny deck. Upstairs, youâ€™ll find a convenient 2-pc bathroom and laundry room and a spacious open-concept kitchen with new appliances and an abundance of cabinets, countertops AND a pantry, a massive island, and a dining area that can host a crowd â€“ and direct access to a west-facing balcony, perfect for morning coffee or evening relaxation. The top floor includes a bright, generous primary suite with walk-in closet and 3-pc ensuite with double shower, plus two more well-sized bedrooms, a 4-pc bath and extra storage. Need more space? The 340 sq ft unfinished basement is ready for your ideasâ€™ and houses a new furnace (2025) and newer hot water tank (2023). Ideally located in NW High River, this prime location puts golf courses, schools, shopping, playgrounds, walking paths and a riverside green space - the perfect place to walk the dog and reconnect with nature â€“ right at your



doorstep and with excellent highway access for easy commuting. Country charm meets city convenience - perfect for families and professionals alike!

Built in 2008

Essential Information

MLS® #	A2222214
Price	\$475,000
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, Garage Faces Front, Heated Garage, Insulated, Oversized
# of Garages	2

Interior

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

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	8
Zoning	R-2X

Listing Details

Listing Office	Keyhole Real Estate
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