

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

MLS® #A2222214

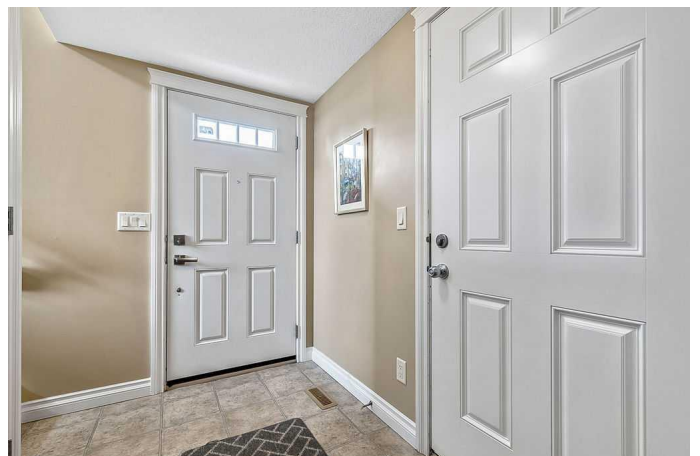
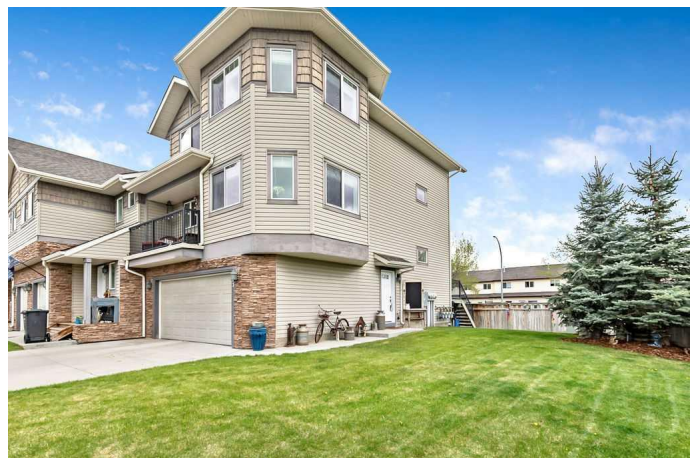
\$475,000

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 |
|-------------------|---------------------------------------------------------------------|

| | |
|--------------|-----------------------------------------------------------------------------------------------|
| | 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 |
| Zoning | R-2X |

Listing Details

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

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