



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**618 10 Street, Calgary T2E 4M9**

MLS®#: **A2113451**

Area: **Bridgeland/Riverside**

Listing Date: **03/12/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$149k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar: **3,573 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,285**  
Low Sqft:  
Ttl Sqft: **1,285**

DOM

**68**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Level Split**

Parking

Ttl Park: **7**  
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Interior Lot,Many Trees,Rectangular Lot,Views**  
Park Feat: **Oversized,Parking Pad,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Marble,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,Open Floorplan,Skylight(s),Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>25`2" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>104`4" x 10`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 10`5"</b>
<b>5pc Bathroom</b>	<b>Basement</b>	<b>12`3" x 12`9"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>4`10" x 3`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>13`10" x 13`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 14`3"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`8" x 12`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

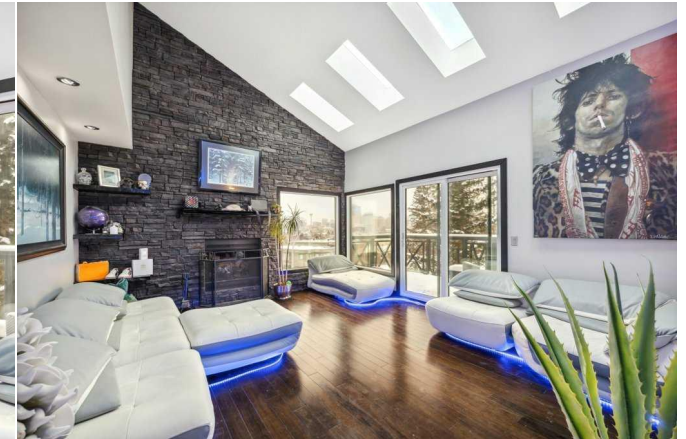
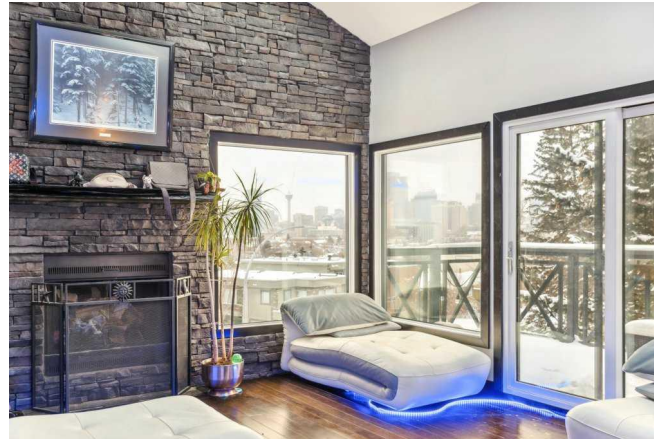
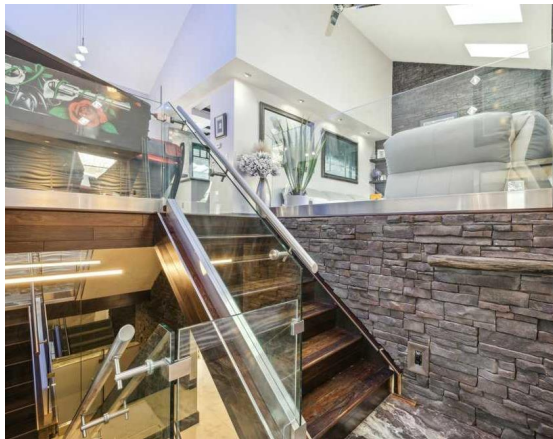
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Remarks

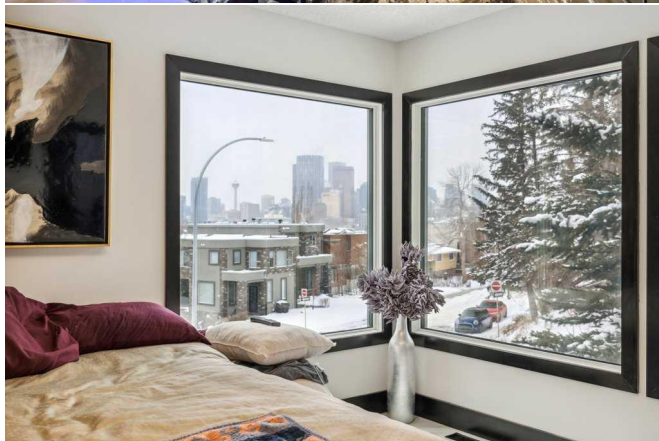
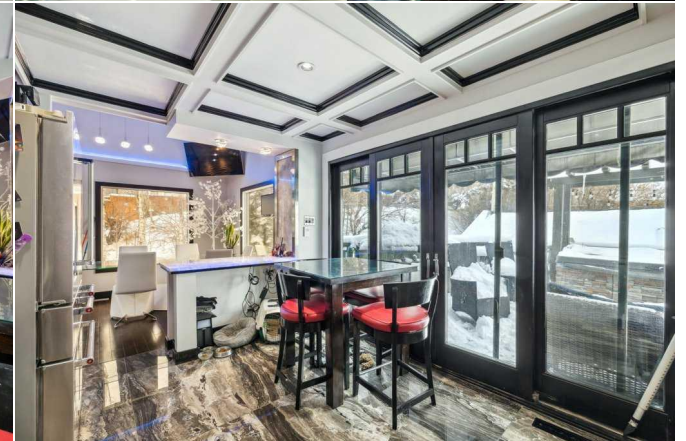
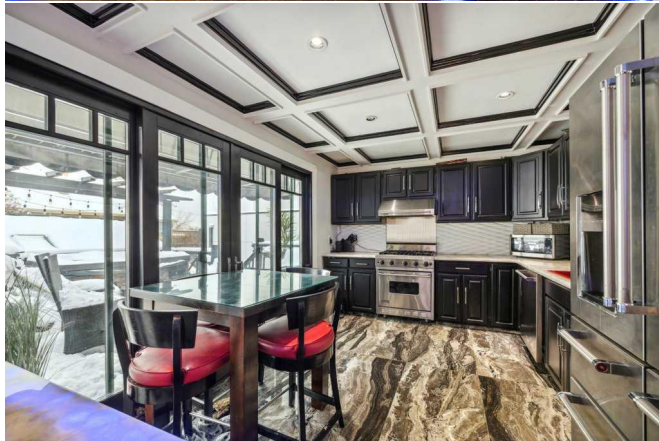
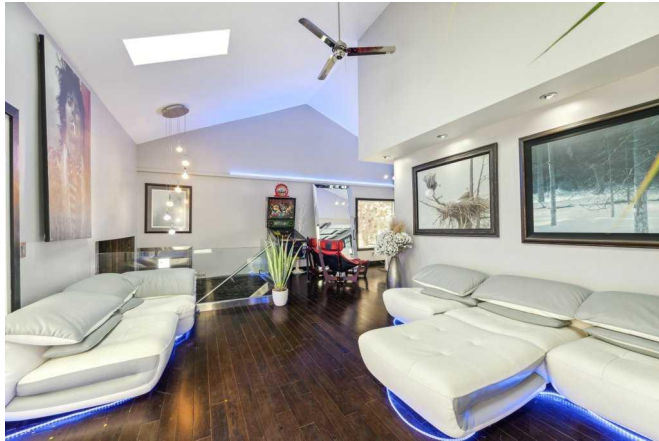
Pub Rmks: **SWEEPING DOWNTOWN VIEWS** from this amazing Bridgeland home! panoramic views from 2 of the three floors of downtown Calgary. A must see house for those wanting an inner city home to entertain. Rare opportunity in Bridgeland with lots of Parking options on the large driveway, enough for 7 vehicles. This split storey home has been extensively renovated & tastefully decorated! Unique layout with the living area on the upper floor to capture the **AMAZING CITY VIEWS!** The living room has a wall of windows & sliding door to the 14'8" x 5'10" balcony, a beautiful fireplace. Dramatic finishes in the amazing kitchen. High-end appliances including a Viking gas stove. Coffered ceiling, custom finished cabinets & tile floor. Upgraded wooden sliding door to the back deck & granite topped eating bar. Heated Tile floors in four separate areas in the home and Spacious dining room. Three bedrooms including Master with ensuite & walk-in closet. Beautifully redone full size tile steam shower with shower heads galore and a copper stand alone tub. Recent new triple painted bronze one way tint Lux windows, recent new Shingles on the home with ice and water shield. and a new hot water tank.This fantastic home is tastefully decorated in neutral shades. Basement has a cozy family room & large storage area. Massive back deck is a true extension of the inside of the home and includes a built in Hot tub with a very private setting. Oversized **HEATED** garage (28.96x24.8ft)is fully finished inside and is currently a full sized gym. A perfect place to entertain in style while being close to downtown! Great for the executive or even a great opportunity for an executive short term rental opportunity.

Inclusions:  
Property Listed By: **Hot Tub**  
**MaxWell Central**

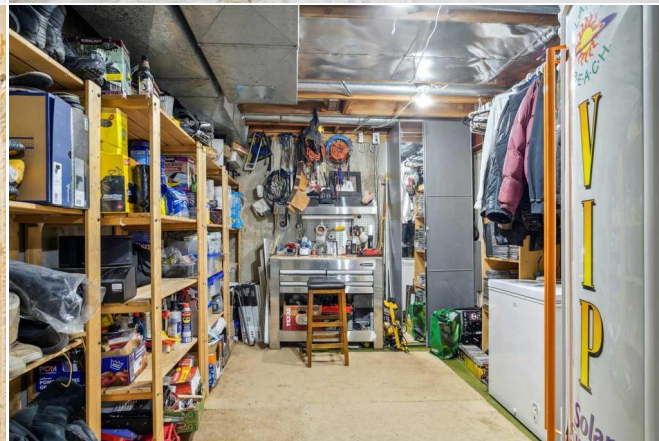
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



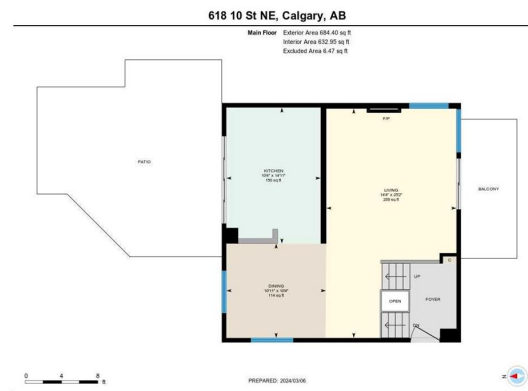
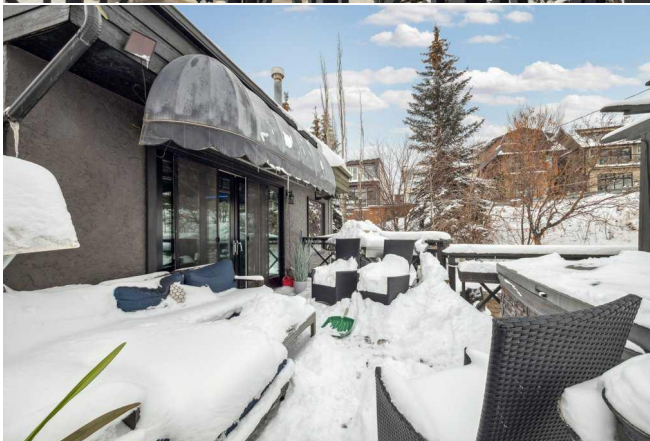
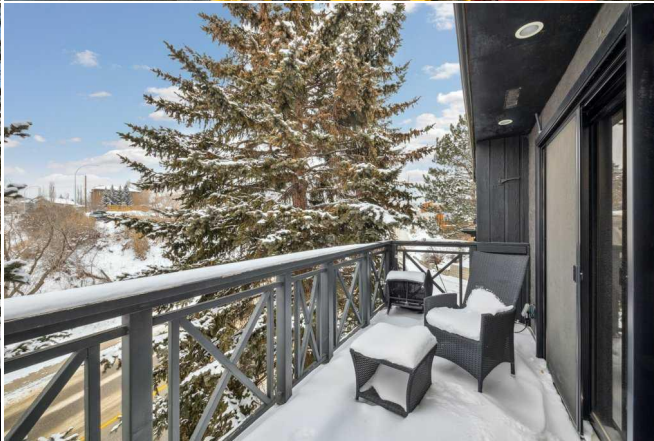
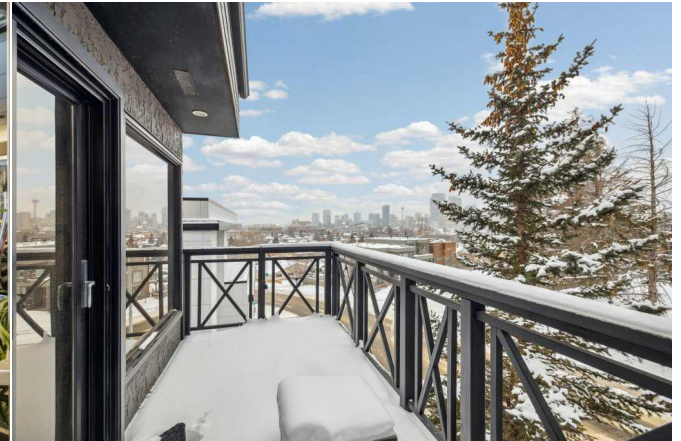




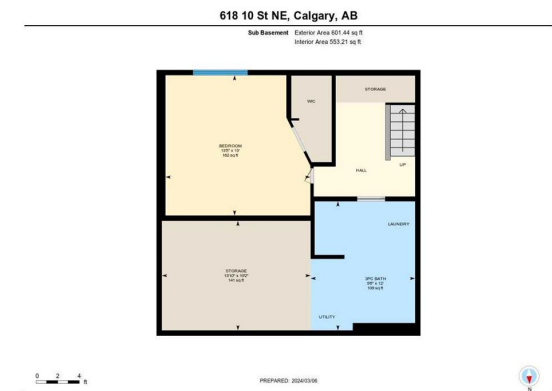








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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618 10 St NE, Calgary, AB

Basement (Below Grade) Exterior Area 674.36 sq ft  
Interior Area 622.39 sq ft  
Excluded Area 5.64 sq ft

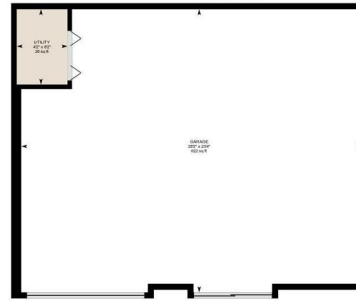


PREPARED: 2024/03/06

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Garage Exterior Area 35.47 sq ft  
Interior Area 26.50 sq ft  
Excluded Area 663.36 sq ft



PREPARED: 2024/03/06

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