



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3120 10 Street, Calgary T2K 1H3**

MLS®#: **A2132731**      Area: **Cambrian Heights**      Listing Date: **05/22/24**      List Price: **\$775,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 20-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1958**      Abv Sqft: **1,228**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,653 sqft**      Ttl Sqft: **1,228**  
 Lot Shape:

DOM

**34**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Metal**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Natural Woodwork,See Remarks,Vaulted Ceiling(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 10`1"</b>	<b>Nook</b>	<b>Main</b>	<b>11`7" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`7" x 15`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 7`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`1" x 5`7"</b>
<b>Family Room</b>	<b>Lower</b>	<b>16`0" x 11`10"</b>	<b>Game Room</b>	<b>Lower</b>	<b>15`0" x 12`10"</b>
<b>Laundry</b>	<b>Lower</b>	<b>12`8" x 9`1"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>6`10" x 4`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**5971HB**

Remarks

Pub Rmks: **Located in coveted Cambrian Heights this residence presents an exceptional opportunity to renovate, invest, or craft your dream home on a sprawling 7653 square foot lot mere steps away from the picturesque expanse of Confederation Park. This captivating character bungalow boasts a wealth of unique features, including vaulted ceilings adorned with exposed beams and the warm embrace of two wood-burning fireplaces. Upon entry, you're welcomed into a spacious living area illuminated by expansive windows, seamlessly flowing into a formal dining space, perfect for hosting family gatherings. The kitchen, adorned with a cozy breakfast nook, offers access to a deck with west-facing views, providing a tranquil retreat. 2 Bedrooms are on the upper level complemented by a well-appointed 4piece bath. The lower level beckons with a fully developed family room, ideal for movie nights or leisurely lounging, alongside ample storage space, laundry, and a convenient 2-piece bath. The double attached tandem garage completes this reverse walkout bungalow. The serene backyard has mature trees and offers access to the back alley with additional parking. Proudly maintained, this home exemplifies a legacy of ownership and is ideally situated near an array of amenities, including the Calgary Winterclub, expansive Nose Hill Park, SAIT and the University of Calgary, as well as hospitals, schools, shopping destinations, and more. Don't miss your chance to embrace the essence of inner NW Calgary living in this remarkable residence, where the boundless possibilities of renovation, investment, or building your dream home await. Click on media for the video and nook a private showing today!**

Inclusions:  
Property Listed By: **2 Sheds, Water Softener "As Is" ,Dryer-"As is"  
RE/MAX Real Estate (Mountain View)**

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





























