

314 10 Avenue, Calgary T2E0x2

MLS®#: **A2134394** Area: **Crescent Heights** Listing Date: **05/22/24** List Price: **\$859,000**
 Status: **Active** County: **Calgary** Change: **-\$37k, 03-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1931**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached,Heated Garage,Oversized**

DOM

34
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 11`9"	Bedroom - Primary	Main	12`2" x 10`2"
Dining Room	Main	11`8" x 10`2"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	12`3" x 8`10"	Kitchen	Main	10`10" x 14`7"
Foyer	Main	9`4" x 14`2"	Bedroom	Basement	10`9" x 13`8"
Game Room	Basement	10`9" x 22`0"	Office	Basement	10`11" x 12`5"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

470P

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to this charming inner-city bungalow in Crescent Heights, one of Calgary's most sought-after communities. This RC2 zoned lot offers 418 SQ.M of potential. As you enter, you'll notice the newer composite board siding, updated windows, and excellent curb appeal. The bright and open front foyer leads through French doors to the living space, complete with a gas mantle fireplace. The formal dining area connects seamlessly to the updated kitchen, featuring newer cabinetry and stainless steel appliances, including a gas stove. The main floor has 2 bedrooms with easy access to a 4pc bath. The fully finished basement offers a 3rd bedroom, another full 4pc bath, office/den space, and a large rec room with a gas fireplace. The bright and open backyard provides convenient access to the oversized garage (28x24). This home is just minutes from downtown, Bow River, Prince's Island Park, and river walking pathways. Enjoy easy access to restaurants, cafes, shopping, and schools. Book your showing today!**

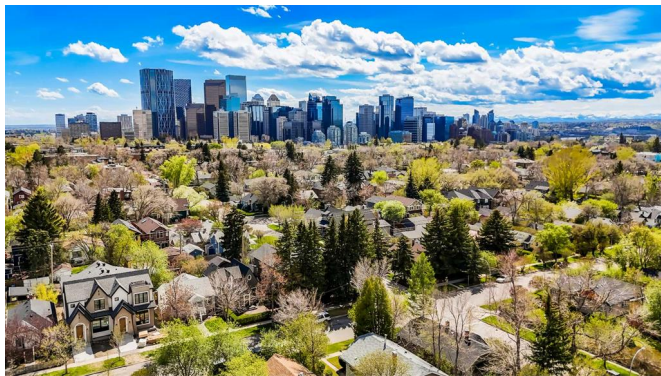
Inclusions:
Property Listed By: **N/A**
2% Realty

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









314 10 Ave NE, Calgary, AB

Main Floor Exterior Area 1213.24 sq ft
Interior Area 938.64 sq ft



0 4 8 ft

PREPARED: 2024/05/15



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

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Basement (Below Grade) Exterior Area 960.93 sq ft
Interior Area 637.82 sq ft



0 4 8 ft

PREPARED: 2024/05/15



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