

10 ST MONICA Avenue, Calgary T2G 3Y3

A2136450 06/03/24 List Price: **\$910,000** MLS®#: Area: Inglewood Listing

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 1948 Lot Information

Lot Sz Ar: Lot Shape:

4`8" x 11`0"

Residential

Calgary Finished Floor Area Abv Saft:

Ttl Sqft: 3,573 sqft

Low Sqft:

662

662

Ttl Park:

DOM

233

Layout

Beds:

Baths:

Style:

<u>Parking</u>

5 (3 2)

2.0 (2 0)

0

Bungalow

Garage Sz:

Access:

Lot Feat: **Back Yard** Park Feat: Off Street

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **Private Yard**

Stucco, Wood Frame

Flooring:

Hardwood, Linoleum

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Refrigerator, Stove(s), Washer/Dryer

Basement

Int Feat: **No Smoking Home**

Utilities:

Laundry

Room Information

Room Level Dimensions Room Level **Dimensions** Kitchen Main 7`10" x 12`1" **4pc Bathroom** Main 5`9" x 4`10" **Bedroom** Main 9`5" x 8`5" **Bedroom** Main 9`6" x 8`7" **Living Room** Main 12`3" x 11`5" **Entrance** Main 3`10" x 6`3" **Bedroom - Primary** Main 8'9" x 11'6" **Bedroom** 19`11" x 8`5" Basement Furnace/Utility Room **Basement** 9`1" x 10`2" **Bedroom Basement** 8'10" x 8'8" 4pc Bathroom **Basement** 5`9" x 8`0" **Game Room Basement** 7`11" x 7`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple Legal Desc:	R-C2 0312086
Legal Desc.	Remarks
Pub Rmks:	Welcome to 10 St Monica Ave SE, a 5-bedroom, 2-bathroom bungalow nestled in the heart of Calgary's vibrant and historic Inglewood neighborhood. This property presents an exceptional investment opportunity, offering the potential to renovate or redevelop in one of the city's most desirable areas. With five bedrooms, there's plenty of room for everyone. The main floor includes three bedrooms, while the fully finished basement offers two additional bedrooms, providing flexibility and space for a growing family or home office needs. Step outside to the backyard, perfect for outdoor activities and summer barbecues. The backyard offers a private retreat with mature trees and a spacious patio area. Short distance to restaurants, shopping centre, park, playground, Inglewood Aquatic Centre, Calgary Zoo and more. This property represents a rare opportunity for investors to transform a charming bungalow into a modern masterpiece in one of Calgary's most dynamic neighborhoods. Don't miss out on the chance to be part of Inglewood's exciting future. Contact your favourite realtor today to schedule a viewing and explore the potential of this exceptional investment!
Inclusions:	None
Property Listed By:	Realty Link Management.Services Ltd.

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