



THE
A-TEAM

**RE/MAX
FIRST**

10 ST MONICA Avenue, Calgary T2G 3Y3

MLS®#: **A2136450** Area: **Inglewood** Listing Date: **06/03/24** List Price: **\$910,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1948**
Lot Information
 Lot Sz Ar: **3,573 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **662**
 Low Sqft:
 Ttl Sqft: **662**

DOM

170
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **0**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

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

Room	Level	Dimensions
4pc Bathroom	Main	5`9" x 4`10"
Bedroom	Main	9`6" x 8`7"
Entrance	Main	3`10" x 6`3"
Bedroom	Basement	19`11" x 8`5"
Bedroom	Basement	8`10" x 8`8"
Game Room	Basement	7`11" x 7`11"

Title: **Fee Simple**
Legal Desc: **0312086**

Zoning:
R-C2

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