



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8240 10 Street, Calgary T2V 1M9**

MLS®#: **A2160640**

Area: **Chinook Park**

Listing Date: **09/03/24**

List Price: **\$1,349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Finished Floor Area

Abv Sqft: **2,368**

Low Sqft:

Ttl Sqft: **2,368**

Lot Information

Lot Sz Ar: **6,490 sqft**

Lot Shape:

DOM

**15**

Layout

Beds: **6 (5 1 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Many Trees,Private**  
Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`11" x 7`4"
Living Room	Main	15`8" x 21`0"
Kitchen	Main	10`0" x 11`11"
Bedroom - Primary	Second	11`8" x 15`9"
4pc Ensuite bath	Second	10`1" x 9`0"
Bedroom	Third	15`0" x 19`2"
Bedroom	Third	10`11" x 12`0"

Room	Level	Dimensions
Dining Room	Main	11`7" x 15`6"
Breakfast Nook	Main	14`3" x 11`11"
Bedroom	Second	15`3" x 11`8"
3pc Bathroom	Second	5`1" x 9`3"
Walk-In Closet	Second	10`4" x 9`4"
Bedroom	Third	11`2" x 16`5"
Family Room	Basement	14`6" x 23`2"

3pc Bathroom  
Walk-In Closet  
3pc Bathroom  
Storage  
Bonus Room

Basement  
Basement  
Lower  
Lower  
Lower

5`11" x 9`7"  
9`1" x 12`8"  
7`5" x 6`4"  
10`11" x 6`6"  
10`9" x 13`5"

Laundry  
Furnace/Utility Room  
Bedroom  
Walk-In Closet

Basement  
Lower  
Lower  
Lower

8`1" x 9`7"  
8`5" x 15`2"  
12`11" x 23`8"  
10`0" x 5`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **5904HM**

Zoning:  
**R-C1**

Remarks

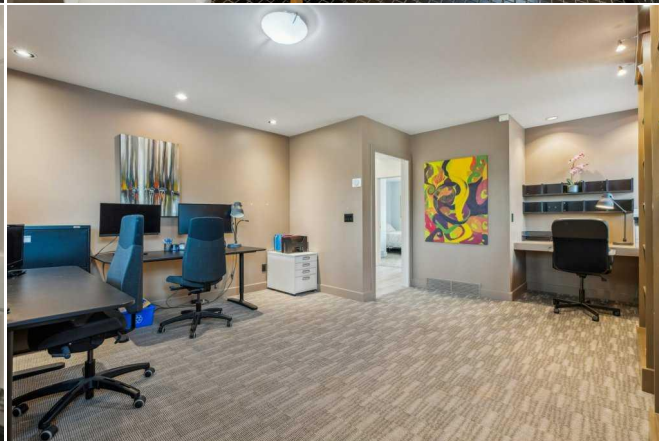
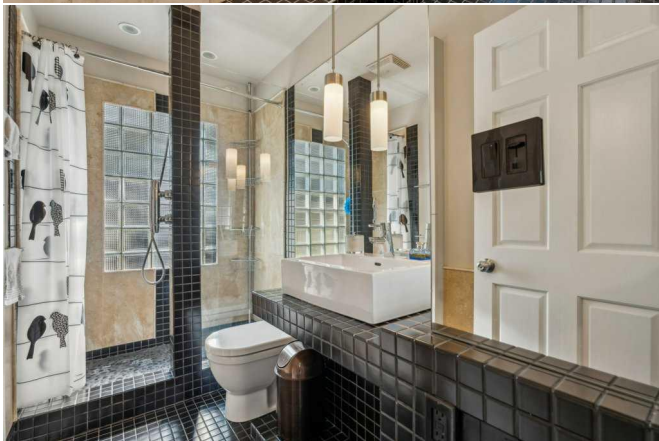
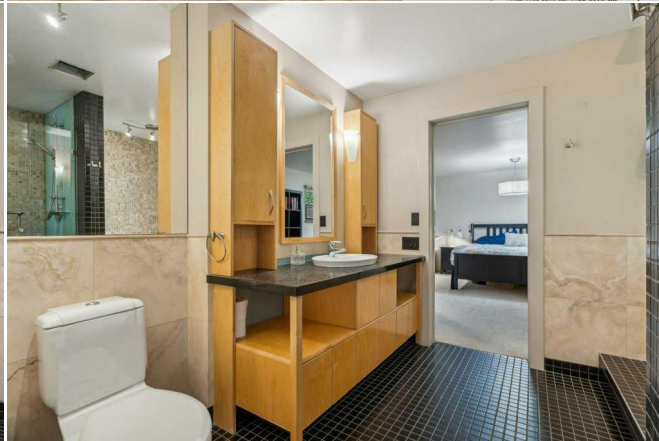
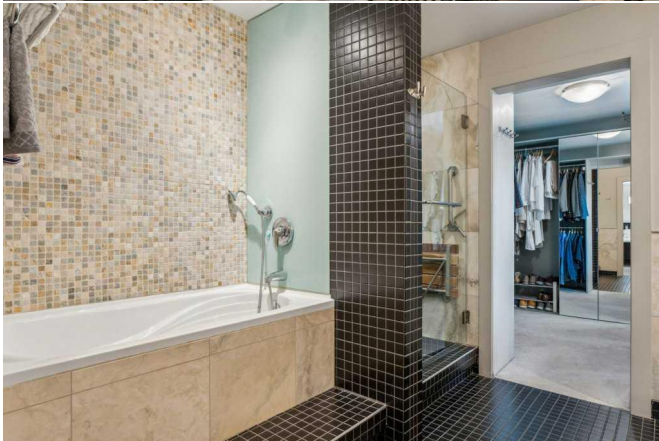
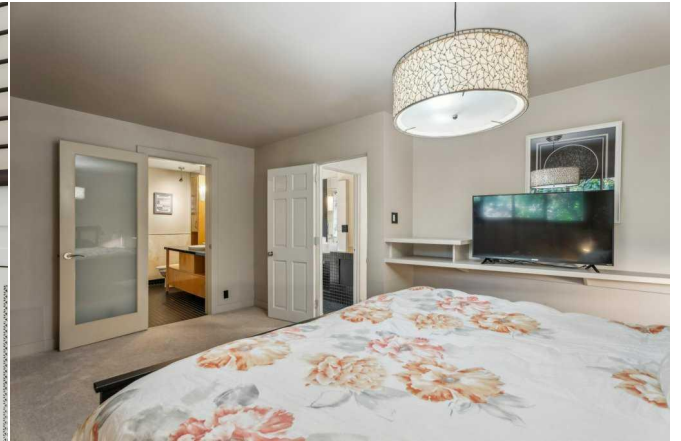
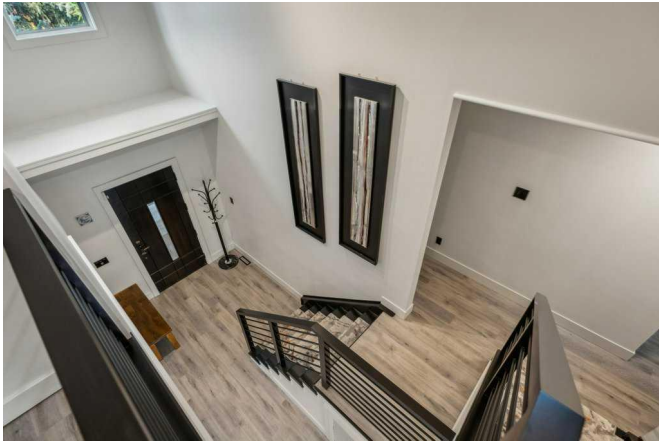
Pub Rmks: **Discover the perfect blend of space, comfort, and modern living in this stunning architecturally designed home, boasting 6 BEDROOMS and 4 full bathrooms. As you enter, the main level welcomes you with a bright and airy, 2-storey foyer, leading into a spacious living room that's a true dream. All recently renovated with a NEW KITCHEN, FLOORING, NEW FINISHED BASEMENT and PAINT. Large windows flood the space with natural light, enhancing the warmth provided by the see-through gas fireplace. The living room flows seamlessly into the dining room, a perfect spot for entertaining, family meals or game nights. The brand new kitchen is a chef's delight, featuring quartz countertops and striking blue cabinetry that adds a vibrant touch to the home. Step outside to your private outdoor oasis, featuring a patio with a deck and terrace, perfect for entertaining or relaxing. Stunning, mature trees give you privacy and shade. The paved area is perfect for the hot tub / spa setup, surrounded by trees that provide a serene environment. On the second floor, escape to the primary bedroom, complete with a private 4-piece ensuite and enormous walk-in closet. An additional bedroom / home gym with its own closet and a separate 3-piece bathroom offer comfort and convenience. The third level continues to impress with THREE more bedrooms, highlighted and used currently as a large office space, ideal for working from home or personal projects. The lower level retreat is perfect for family gatherings, with a cozy family room, laundry room, 3-piece bathroom, and convenient access to the mud-room and garage. The basement expands your living space with a versatile sixth bedroom, a storage area, a living room, complete with a 3-piece en-suite bathroom. Should your needs change, this lower level, could be a completely SEPARATE LIVING SPACE. The property also includes an oversized, double detached garage, perfect for your cars and toys. NEWER ROOFING, NEWER FURNACES AND HOT WATER TANKS make this property move-in ready. This location in the desirable Chinook Park offers easy access to Glenmore Reservoir, Rockyview Hospital, Transit, Schools, Parks and more. Don't miss the opportunity to make this exceptional home your own!**

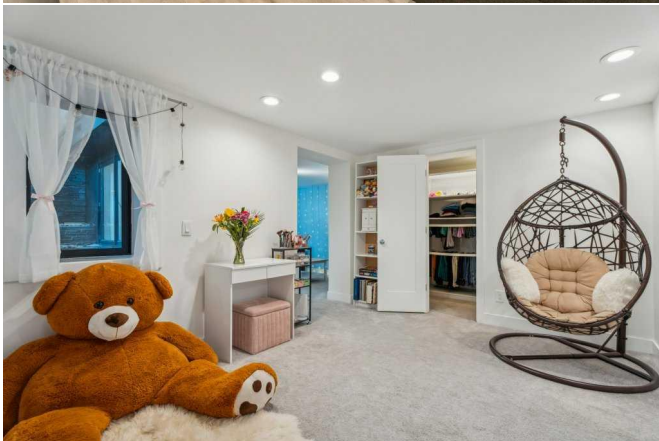
Inclusions:  
Property Listed By: **N/A  
RE/MAX iRealty Innovations**

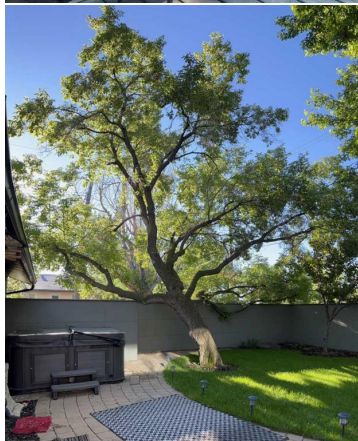
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**8240 10 St SW, Calgary, AB**

Main Floor Exterior Area 981.22 sq ft  
Interior Area 957.26 sq ft  
Excluded Area 38.23 sq ft



0 3 6 ft

PREPARED: 2024/05/24



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

**8240 10 St SW, Calgary, AB**

2nd Floor Exterior Area 726.75 sq ft  
Interior Area 679.02 sq ft  
Excluded Area 69.26 sq ft



0 4 8 ft

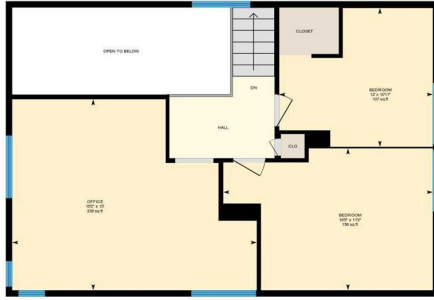
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3rd Floor Exterior Area 670.77 sq ft  
Interior Area 615.55 sq ft  
Excluded Area 117.02 sq ft



PREPARED: 2024/09/24

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Basement Main (Below Grade) Exterior Area 691.32 sq ft  
Interior Area 645.21 sq ft



PREPARED: 2024/09/24

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Basement Lower (Below Grade) Exterior Area 742.28 sq ft  
Interior Area 676.24 sq ft  
Excluded Area 168.77 sq ft

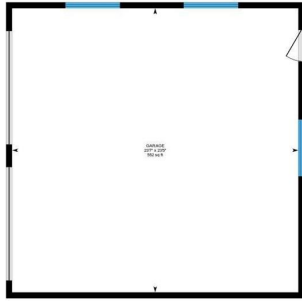


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Garage Excluded Area 599.46 sq ft



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