

## 433 10 Street, Calgary T2E 4M5

Sewer:

Ext Feat:

MLS®#: **A2166607** Area: **Bridgeland/Riverside** Listing **09/20/24** List Price: **\$1,199,999** 

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

Date:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Lot Information

**General Information** 

Prop Type: Residential
Sub Type: Semi Detached (Half

Duplex)Finished Floor AreaBeds:CalgaryAbv Sqft:2,189Baths:

**2024** Low Sqft:

Ttl Sqft: **2,189** 

2.448 saft

Garage Sz:

Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours

DOM

Layout

Style:

**Parking** 

Ttl Park:

4 (3 1 )

2

4.5 (4 1)

3 Storey, Side by Side

9

Behind, Landscaped, Level, Street Lighting, Rectangular Lot, See Remarks

Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

## Utilities and Features

Roof: Flat, Membrane Construction:

Heating: Central, Forced Air, Natural Gas Aluminum Siding , Composite Siding

Other Flooring:
Hardwood
Water Source:

Fnd/Bsmt:
Poured Concrete

Kitchen Appl: Dishwasher, Gas Range

Int Feat: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In

Closet(s)

Utilities:

Room Information

Room Level Dimensions Room Level Dimensions **Living Room** Main 15`2" x 11`11" Kitchen Main 14`11" x 11`6" **Dining Room** Main 11`10" x 10`10" Foyer Main 7`9" x 5`4" 2pc Bathroom 5`9" x 4`10" 15`5" x 11`11" Main **Bedroom** Second Walk-In Closet 7`9" x 7`4" 4pc Ensuite bath 10`11" x 4`11" Second Second **Bedroom** Second 12`11" x 10`11" Walk-In Closet Second 5`11" x 4`6" 4pc Ensuite bath Second 8'0" x 5'10" Laundry Second 9`2" x 6`6"

**Bedroom - Primary** Third 16`4" x 11`5" Walk-In Closet Third 7`7" x 7`0" **Third** 5`8" x 5`1" Third 10`5" x 9`8" Walk-In Closet 5pc Ensuite bath Other Third 9`11" x 7`6" **Game Room** Basement 17`3" x 12`3" 8'8" x 4'11" **Bedroom Basement** 14`8" x 11`0" Walk-In Closet **Basement** 3pc Bathroom **Basement** 9`10" x 4`11" Furnace/Utility Room **Basement** 9`10" x 7`4" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2

Legal Desc: 2965X

Remarks

Pub Rmks:

Enjoy urban elegance in this custom built, 3-storey semi-detached home backing on to Normie Kwong Park in historic Bridgeland. Offering nearly 3,000 sq ft of developed living space, designed with luxury and functionality in mind, this home boasts high quality construction and finishing, with a layout perfect for both entertaining and everyday living. The open-concept main floor design features wood floors, custom cabinetry, and sleek quartz countertops. The gourmet kitchen will be a chef's dream, with upgraded stainless steel appliances, and a large island that anchors the space, ideal for both cooking and hosting. The bright living and dining areas are bathed in natural light from large energy efficient windows. The 2pc powder room, convenient to mud room entrance completes the main living space. On the second floor, you'll find two very generously sized bedrooms, each with its own 4-piece en suite and walk-in closet. These meticulously designed spaces offer both privacy and convenience for a growing family. The laundry room is also located on this level for added practicality. Escape to your private third floor sanctuary, where the expansive 570 Sqft primary suite awaits. This luxurious retreat features two closets, a spa-like 5-piece en suite, and massive sleeping quarters. Step out onto your private balcony to enjoy unobstructed views of the downtown skyline and the serene greenspace behind the home. The fully developed basement extends your living space with heated floors, a large recreation or family room, and a wet bar perfect for entertaining. An additional bedroom and full bathroom provide flexibility for guests or family members. Built for durability and privacy with upgraded construction, including rain screened exterior siding, this beautiful home offers daily energy efficiency and security from Calgary's weather extremes. With a detached double garage and backing onto a peaceful greenspace, this home offers the perfect combination of modern luxury and inner city convenience. Just minutes from premi

Inclusions: Hood Fan

Property Listed By: Greater Property Group

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