

511 10 Avenue, Calgary T2E 0X7

MLS® #: **A2175885** Area: **Renfrew** Listing Date: **11/14/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1912**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **710**
 Low Sqft:
 Ttl Sqft: **710**

DOM
7
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Vinyl**
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`4" x 5`2"	Bedroom	Main	9`11" x 8`1"
Dining Room	Main	10`10" x 9`11"	Kitchen	Main	10`8" x 9`11"
Living Room	Main	12`0" x 9`10"	Bedroom - Primary	Main	13`5" x 8`1"
Den	Basement	14`4" x 8`2"	Laundry	Basement	18`0" x 8`11"
Game Room	Basement	16`7" x 8`4"	Furnace/Utility Room	Basement	10`8" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

470P

Remarks

Pub Rmks:

This charming property offers an amazing opportunity for various lifestyles whether you want to rent it out, settle in, or re-develop down the road. A beautifully updated bungalow sitting on a lot and a half (37ft. wide lot) a renovated character home in a fabulous location in Renfrew on a serene tree-line street minutes from Deerfoot and steps to Downtown. Step inside to an open floor plan with maple hardwood floors where a cozy living room flows effortlessly into a dining area and refreshed kitchen with new quartz countertops 2019, Miele range, Bosch dishwasher. The kitchen boasts contemporary finishes and overlooks the very private south exposed backyard with Meranti wood deck 2019, perennial flower beds, garden shed, Natural gas BBQ with hook-up, and double detached garage with rubber shingle roof (2018), . The main floor also offers two bedrooms, and four piece bathroom. The home has A/C, furnace, and foam insulated attic (2018), California closets and Marvin double hung windows on main (2018), character light fixtures (2018) retaining classic touches while incorporating stylish upgrades. Downstairs the basement provides additional living space with new vinyl flooring (2023), a bedroom with egress window (2018), a Miele washer/dryer, additional stand up freezer and refrigerator. Also included are two Tv's one mounted in the living room and basement bedroom. Don't miss an opportunity to own this Renfrew gem.

Inclusions:
Property Listed By:

TREC The Real Estate Company

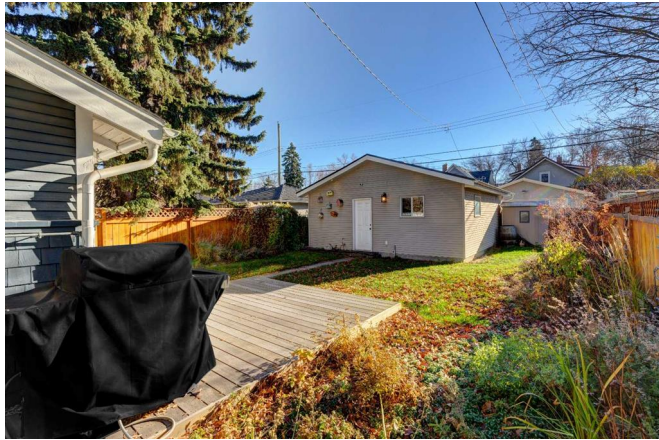
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











511 10 Ave NE, Calgary, AB

Main Floor Exterior Area 710.83 sq ft
Interior Area 880.72 sq ft
Excluded Area 0.54 sq ft

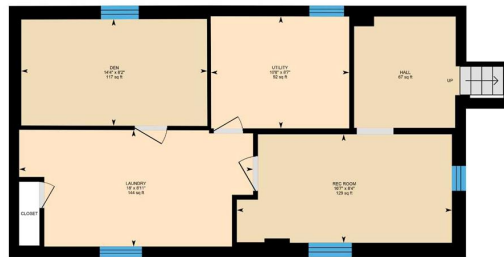


PREPARED: 2024/11/07

White regions are excluded from total floor area in KAUCE floor plans. 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 873.01 sq ft
Interior Area 581.52 sq ft
Excluded Area 11.11 sq ft

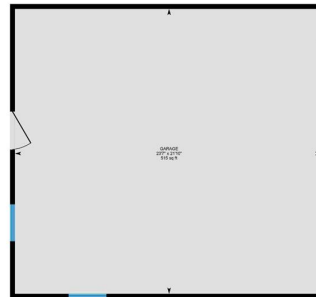


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Detached Garage Exterior Area 510.94 sq ft
Interior Area 510.30 sq ft



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