

\$950,000 - 320 10 Avenue Ne, Calgary

MLS® #A2261687

\$950,000

3 Bedroom, 2.00 Bathroom, 1,215 sqft

Single Family on 0.14 Acres

Crescent Heights, Calgary, Alberta

Renovated character bungalow on a full-sized lot in Crescent Heights. Situated on a 50' x 120' lot with R-CG zoning, no restrictive covenants, and alley access on two sides, this property offers incredible flexibility for comfortable living today and future development opportunities. Inside, the front living room showcases custom millwork, hardwood floors, a gas fireplace, and a striking wallpaper feature wall. The renovated kitchen is a true highlight, equipped with top-of-the-line Miele appliances including dual dishwashers, a gas cooktop with professional range hood, wall oven, and a speed oven (microwave). Quartz countertops, classic subway tile backsplash, under-cabinet lighting, and a large seating area overlooking the backyard make this kitchen as functional as it is stylish. A dedicated dining room sits adjacent to the kitchen. Two spacious bedrooms share a main floor bathroom finished with timeless hex tile and an updated vanity. At the back of the home, the entry and staircase placement create the potential to develop a suite in the basement (subject to City of Calgary approval). The lower level is already developed with a rec area, office, laundry room, playroom or gym (formerly a secondary kitchen - electrical is still in place), and guest quarters (note: no egress window). Step outside to a landscaped backyard with lush grass, a large patio, BBQ gas line, and even a climbing wall play structure. An insulated, oversized double garage adds convenience



and value. Live in Crescent Heightsâ€”one of Calgaryâ€™s most sought-after inner-city communities, known for its walkability, Rotary Park, proximity to downtown, and vibrant amenities. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish bungalow. (id:6289)

Built in 1942

Essential Information

Listing #	A2261687
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,215
Acres	0.14
Year Built	1942
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	320 10 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E0X2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dryer, Oven - Built-In, Hood Fan, Window Coverings
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Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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