

\$879,000 - 233 10 Avenue Ne, Calgary

MLS® #A2090341

\$879,000

3 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

Discover the epitome of modern living in this beautiful 1318 sq. ft. character home with a beautiful park-like south-facing backyard, fully remodeled and located in the heart of Crescent Heights. Boasting 3 bedrooms and 2 bathrooms, this home offers both luxury and convenience. This home welcomes you with original hardwood flooring, a gorgeous kitchen with granite counters, antique vent covers, and cutting-edge features such as a reverse osmosis system, a high-efficiency furnace, vinyl windows, new plumbing and upgraded electrical. Entertainment and relaxation await in the bright sunroom, adorned with built-in bookcases and a standalone fireplace, perfect for curling up with a good book or warming up on winter nights. The spacious kitchen, equipped with stainless steel appliances, including an induction range (also gas line equipped), wood cabinetry, and granite countertops, opens onto a gorgeous deck with a gas hook-up for BBQs, overlooking mature landscaping and a vegetable garden. Natural light floods the lovely living room, which boasts large windows offering views of the tree-lined street and a cozy gas fireplace. The master and second bedroom on the main floor share a spa-like 4-piece bathroom, enhancing the home's luxurious feel. Adding to its allure, a fully developed basement awaits, featuring a large rec room and a third bedroom with its own ensuite bathroom. Additionally, there's a spacious porch, a solarium/den bonus room, and a large laundry room with a small office



area and storage. Outside, the property offers a fabulous south-facing backyard, ideal for outdoor gatherings and relaxation. With an oversized double detached garage, beautifully landscaped and irrigated grounds, and a large rear deck, this home is an entertainer's or gardener's dream. A gas line extending to the large detached double garage is also waiting to be utilized. Enjoy the convenience of walking or biking to downtown, parks, schools, and restaurants from this extensively renovated 1318 sq. ft. home. Immerse yourself in the charm of Crescent Heights and experience the ease of modern living in this exquisite modernized character home. Ready to move right in.

Built in 1933

Essential Information

MLS® #	A2090341
Price	\$879,000
Sold Price	\$860,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.13
Year Built	1933
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	233 10 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2E 0X1

Amenities

Parking Spaces 4

Parking Double Garage Detached

Interior

Interior Features Bookcases, Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Skylight(s), Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Level, Many Trees, Private, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 28th, 2023

Date Sold November 15th, 2023

Days on Market 18

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office CENTURY 21 BAMBER REALTY LTD.

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