

\$1,199,900 - 1407 10 Avenue Se, Calgary

MLS® #A2125705

\$1,199,900

6 Bedroom, 6.00 Bathroom, 2,266 sqft

Residential on 0.06 Acres

Inglewood, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! MOVE-IN READY & BRAND-NEW, this semi-detached infill with 2-BEDROOM LEGAL BASEMENT SUITE represents a rare opportunity for a luxury 4-BEDROOM residence with excellent income potential, with a PROJECTED RENTAL RATE OF \$2,100p/m! This property is perfect for investors or savvy homeowners who appreciate a fantastic location like Inglewood. Located just a block from all the shops, restaurants, coffee shops, and amenities that 9th Ave offers, this location is a mere 5-minute walk from the river pathways and less than 30 minutes to downtown Stampede Park and the Saddledome. Quite simply, you won't find a better inner-city location than this! Professionally built by Professional Custom Homes, with interior design by Erin Gasparini Interior Design, this property boasts a clean and fresh interior. The upper unit features 4 beds plus a den/flex space and 3.5 baths over 3 levels, with upscale finishings including wide plank engineered hardwood floors, custom cabinetry, quartz countertops including a 10-ft waterfall island, Jenn-Air appliance package, modern tile, black hardware and plumbing fixtures, lacquered MDF closet shelving, and more. The second floor features 3 beds/2 full baths PLUS a DEN/FLEX space. The entire 3rd level is devoted to the PRIMARY SUITE with a private balcony, fireplace, and SPA-LIKE ENSUITE. Accessible by a private entrance with its own



lower patio, the 2 bedroom, 2-bathroom
LEGAL BASEMENT SUITE features in-floor
heat, luxury vinyl plank flooring, custom
cabinetry, quartz counters including a waterfall
island, Samsung Appliances, and more. A
timeless brick and Hardie board exterior,
landscaping package, rough-in for A/C, a
double detached garage, and the
1-2-5-10-Year Alberta New Home Warranty
Program complete this property.

Built in 2024

Essential Information

MLS® #	A2125705
Price	\$1,199,900
Sold Price	\$1,170,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,266
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	1407 10 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0X1

Amenities

Parking Spaces	2
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Parking Double Garage Detached

Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, No Animal History, Quartz Counters, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave
Remarks

Heating In Floor, Forced Air

Cooling Rough-In

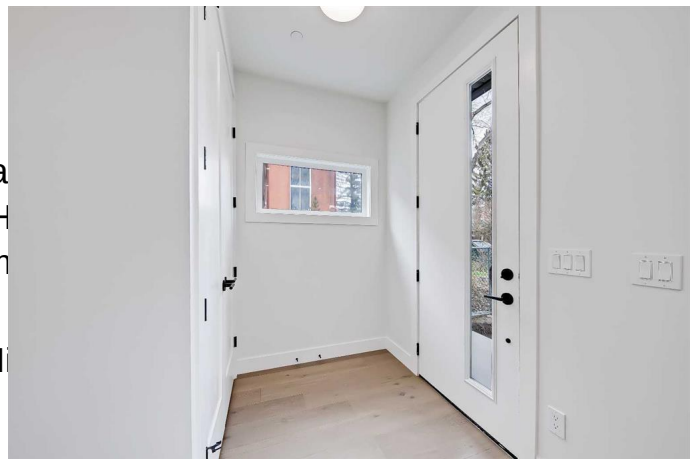
Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom, See Remarks, Tile

Has Basement Yes

Basement Separate/Exterior Entry, Full, Suite



Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Interior Lot, Rectangular Lot

Roof Asphalt, Flat Torch Membrane

Construction Brick, Cement Fiber Board, Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 26th, 2024

Date Sold June 19th, 2024

Days on Market 54

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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