

\$725,000 - 3120 10 Street Nw, Calgary

MLS® #A2132731

\$725,000

2 Bedroom, 2.00 Bathroom, 1,228 sqft

Residential on 0.18 Acres

Cambrian Heights, Calgary, Alberta

Located in coveted Cambrian Heights this residence presents an exceptional opportunity to renovate, invest, or craft your dream home on a sprawling 7653 square foot lot mere steps away from the picturesque expanse of Confederation Park. This captivating character bungalow boasts a wealth of unique features, including vaulted ceilings adorned with exposed beams and the warm embrace of two wood-burning fireplaces. Upon entry, you're welcomed into a spacious living area illuminated by expansive windows, seamlessly flowing into a formal dining space, perfect for hosting family gatherings. The kitchen, adorned with a cozy breakfast nook, offers access to a deck with west-facing views, providing a tranquil retreat. 2 Bedrooms are on the upper level complemented by a well-appointed 4piece bath. The lower level beckons with a fully developed family room, ideal for movie nights or leisurely lounging, alongside ample storage space, laundry, and a convenient 2-piece bath.

The double attached tandem garage completes this reverse walkout bungalow. The serene backyard has mature trees and offers access to the back alley with additional parking. Proudly maintained, this home exemplifies a legacy of ownership and is ideally situated near an array of amenities, including the Calgary Winterclub, expansive Nose Hill Park, SAIT and the University of Calgary, as well as hospitals, schools, shopping destinations, and more. Don't miss



your chance to embrace the essence of inner NW Calgary living in this remarkable residence, where the boundless possibilities of renovation, investment, or building your dream home await. Click on media for the video and nook a private showing today!

Built in 1958

Essential Information

MLS® #	A2132731
Price	\$725,000
Sold Price	\$685,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,228
Acres	0.18
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3120 10 Street Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1H3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Tandem

Interior

Interior Features	High Ceilings, Natural Woodwork, See Remarks, Vaulted Ceiling(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	September 12th, 2024
Days on Market	113
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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