

\$1,650,000 - 1329 10 Avenue Se, Calgary

MLS® #A2140908

\$1,650,000

4 Bedroom, 4.00 Bathroom, 2,250 sqft

Residential on 0.09 Acres

Inglewood, Calgary, Alberta

Extremely rare opportunity to own a Trickle Creek modern farmhouse in the heart of Inglewood, just steps to all of the amenities the area has to offer! This gorgeous custom home greets you with a huge front porch, complete with built-in electric heaters and speakers. Stunning main floor with white oak hardwood flooring, vaulted living room with gas fireplace and wood beams, beautiful white kitchen with quartz countertops, large island, farmhouse sink, Meile full size built-in fridge & dishwasher, Monogram gas range, custom hood fan, Butler's pantry with full size built-in freezer, microwave and much more! Large mudroom off the Butler's pantry entrance with plenty of space for kids boots and jackets. Upper level has gorgeous vaulted ceilings in every bedroom! Large primary bedroom with a private south facing patio, custom California closet/built-in, additional walk-in closet and a beautiful 5-piece ensuite. Two additional kids bedrooms, full bath, laundry room and study nook complete the second level. Basement is fully finished with a large family room, wet bar with wine fridge, 4th bedroom with Murphy bed, home office, and tons of storage. Both front and back yards have been professionally landscaped with a gorgeous stone patio, wood deck and artificial turf in the back. Sunny SW facing backyard offers tons of privacy and access to the rear double garage. This home has it all: Central AC, in-floor heat in the basement and upstairs bathrooms, water softener, low maintenance landscaping and an



incredible location that can't be beat! Just one block to all of the incredible things Inglewood has to offer and a short walk to the river pathway. You could not rebuild this Trickle Creek home in today's market for anything close to this price, so don't let this one pass you by!

Built in 2020

Essential Information

MLS® #	A2140908
Price	\$1,650,000
Sold Price	\$1,650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1329 10 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 26th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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