

\$784,500 - 1328 10 Avenue Se, Calgary

MLS® #A2144971

\$784,500

5 Bedroom, 2.00 Bathroom, 1,510 sqft
Residential on 0.09 Acres

Inglewood, Calgary, Alberta

Experience the lifestyle of living in Inglewood, one of Calgary's most dynamic communities. This rare character home with studio, just one street off the famous 9th Ave, offers an incredible opportunity to elevate your living experience. Imagine being able to walk to all the boutiques, coffee shops, restaurants, pubs, art studios, concerts, fitness studios, and pathways along the river! This location combines the buzz of inner-city living with the tranquility of parks, the bird sanctuary, playgrounds, and river pathways, giving you the best of both worlds. Inside, you'll appreciate the spacious mudroom and be welcomed by a charming staircase. Hardwood floors flow through the main living and dining space, accentuated by the classic touch of exposed brick. The main floor features a versatile bedroom that can be used as an office, gym, rec room, or playroom. The kitchen, located at the back of the home, overlooks the landscaped private yard and offers a gas range and stainless steel appliances. From here, you have access to the newly redone back deck via an additional mudroom. The mature trees, fully fenced yard, and landscaping create your own private park within the city! 4,057 sqft lot (33 x 123 ft) This home, previously used as a boarding house, boasts an abundance of bedrooms and spaces, offering endless possibilities for customization. Imagine creating a large primary ensuite or transforming an upper nook into a convenient laundry room. The primary



room features a walk-in closet, with three additional rooms available on the upper level. The unfinished basement allows for extra storage space. The property features a 22'4" x 17'9" detached garage with an oversized garage door and a separate side shop space. Above the shop is a studio equipped with a 2-piece washroom. It holds the potential to become a carriage house, with services already in place!! Downtown parking can be frustrating, but here you have two secure spots. The current sellers are sad to leave but are excited for the next owner to enjoy this space, community, and lifestyle they have truly loved. Many updates have been done over the past decade, including: HOUSE Upgrades/Features: 98% AFUE Lennox Furnace with UV air purifier (2010) Water lines and drain lines were replaced up to underground connection (2010) Gas line replaced, including underground line to the garage (2010) Condensing hot water heater (2010) Aircrete wall insulation (2010) Hardie Board siding (2013) New roof shingles (2013) 100 amp panel, new sub panel, copper wiring. Roughed-in drain for future ensuite bathroom. Rough-in for future air conditioning. Newly built deck, regraded yard, and landscaping done within the last 2 years. GARAGE Features: 220-volt electrical service. Furnace & water heater. The garage door and controls have recently been updated. This home, filled with love and history, is waiting for you to create your own memories and enjoy the vibrant lifestyle of Inglewood. Don't miss this unique opportunity!

Built in 1912

Essential Information

MLS® #	A2144971
Price	\$784,500
Sold Price	\$800,000

Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,510
Acres	0.09
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1328 10 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0W9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Few Trees, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2024
Date Sold July 12th, 2024
Days on Market 9
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.