

\$750,000 - 316 10 Avenue Ne, Calgary

MLS® #A2146675

\$750,000

3 Bedroom, 2.00 Bathroom, 1,091 sqft
Residential on 0.10 Acres

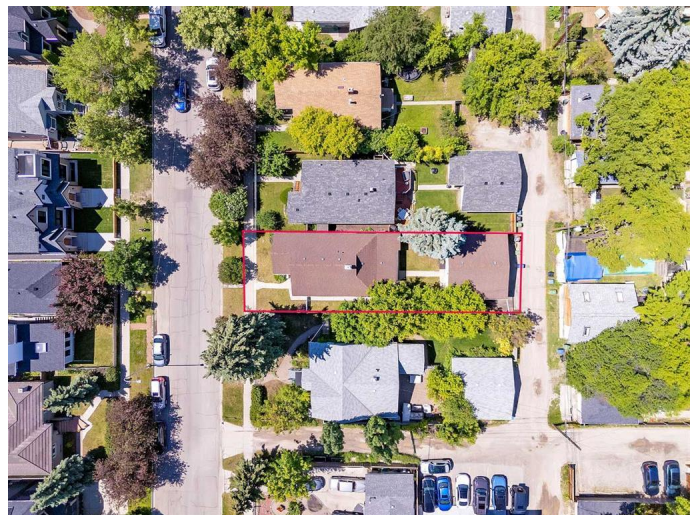
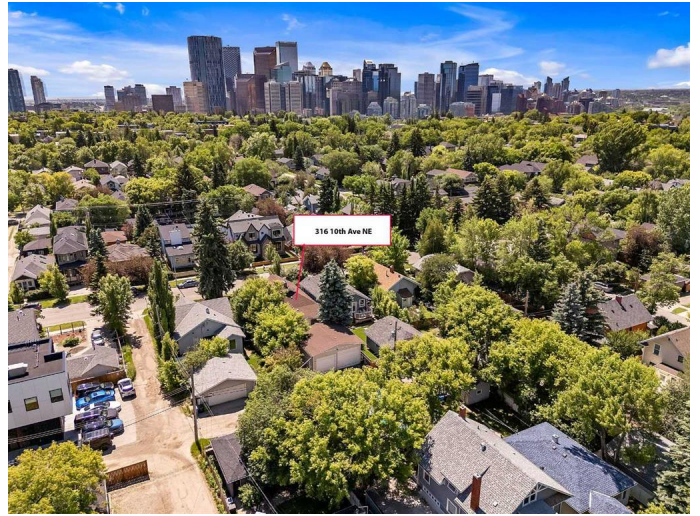
Crescent Heights, Calgary, Alberta

***OPEN HOUSE SAT JULY 20 2:00 - 4:00pm

*** Investor Alert! Spacious bungalow with a LEGAL basement suite nestled in the heart of one of Calgary's most sought after inner-city communities - Crescent Heights.

Situated on a generous inner-city lot, this property boasts the perfect blend of tranquility and convenience. Enjoy the serenity of a quiet, tree-lined street while being just moments away from the vibrant shops and restaurants along Edmonton Trail. The upcoming 9 Avenue N green line c-train station is slated for construction only a few blocks away which will provide greater accessibility without compromising the peaceful residential atmosphere.

The main level, spanning nearly 1,100 sq ft, has been thoughtfully updated and meticulously maintained. It features two comfortable bedrooms, a full bathroom, and an expansive living area that flows seamlessly into a dining space with built-in display shelving. The well-appointed kitchen and convenient laundry area offer direct access to a private, tree-shaded backyard – perfect for outdoor relaxation or entertaining, complete with a covered concrete patio for rainy days. Downstairs, the legal 1-bedroom suite presents an excellent opportunity for additional income or multi-generational living. Bright and spacious, it includes a walk-through closet, full bathroom, and dedicated laundry facilities. Privacy is assured with noise-cancelling insulation and resilient channel between floors,



ensuring a peaceful coexistence for all occupants.

Adding to this property's appeal is an oversized double garage, cleverly partitioned with dual doors, allowing for separate rental possibilities. This feature provides flexibility for various parking or storage needs. There is also an additional parking pad beside the garage ensuring ample room for everyone's vehicles.

Whether you're an savvy investor looking for a prime holding property with future potential or a professional couple seeking an inner-city lifestyle with mortgage-offsetting potential, this Crescent Heights gem offers the perfect blend of comfort, convenience, and opportunity.

Basement Suite is Legal and Registered by the City 316R 10 AV NE (Legal Suite Sticker Number 3321) Currently zoned RC-2 and itemized in the city blanket rezoning strategy to Residential “Grade-Oriented Infill (R-CG) District which would allow for a semi-detached infill, 4plex, townhouse or rowhouse development with a density up to 75 units/hectare and only requiring 0.5 stalls/unit + 0.5 stalls/suite.

Built in 1918

Essential Information

MLS® #	A2146675
Price	\$750,000
Sold Price	\$740,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.10
Year Built	1918
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	316 10 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0X2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Built-in Features, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	August 9th, 2024
Days on Market	36

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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