



316 10th Ave NE

316 10 Avenue Calgary Alberta

\$750,000

Investor Alert! Spacious bungalow with a LEGAL basement suite nestled in the heart of on 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 s...

- 4pc Bathroom 5.42 Ft x 7.92 Ft
- Bedroom 10.58 Ft x 10.92 Ft
- Dining room 12.00 Ft x 12.67 Ft
- Kitchen 10.42 Ft x 11.58 Ft
- Laundry room 9.50 Ft x 5.83 Ft
- Living room 10.92 Ft x 11.50 Ft

- Sunroom 8.67 Ft x 12.42 Ft
- 4pc Bathroom 11.75 Ft x 5.75 Ft
- Bedroom 13.75 Ft x 10.58 Ft
- Family room 12.58 Ft x 12.83 Ft
- Kitchen 11.42 Ft x 8.92 Ft
- Storage 2.92 Ft x 5.33 Ft

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See

Mirror

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Other 5.08 Ft x 7.00 Ft

Furnace 8.00 Ft x 4.92 Ft

Primary Bedroom 10.67 Ft x 11.00 Ft