



# 1312 10 Avenue Calgary Alberta

\$1,049,000

Rarely does a beautifully renovated home like this come available in the heart of historic Inglewood! Located just one block off 9th Ave, this gorgeous home has been updated throughout and features bamboo hardwood flooring, a bright white kitchen with Sub-zero and Wolf appliances, built-in Miele espresso machine, granite countertops and much more! Great layout that is perfect for a couple or small family with a front dining room and flow through kitchen leading to a large family room with tiled gas fireplace, vaulted ceilings and an abundance of natural light from the back sliding doors. Upper level is complete with a large primary bedroom with 4-piece ensuite, a second bedroom with private south facing balcony and an additional full bath. Basement is fully finished with a family room, bar, additional bedroom, full bath and laundry. Incredible home with a ton of recent upgrades to the exterior and interior. Reverse osmosis water system, tankless hot water, central AC and a great A/V system throughout. Large low maintenance backyard with a new composite deck, stone patio with gas fireplace, irrigation and an oversized, heated double garage. Steps to shops, restaurants, transit and a host of other great amenities that Inglewood has to offer. Truly an amazing home that won't be around for long so book your private showing today! (id:6769)

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|--|-------------------------------------|
| Recreational, Games room 20.67 Ft x 12.17 Ft | Foyer 7.25 Ft x 3.83 Ft             |
| Bedroom 15.83 Ft x 10.58 Ft                  | Other 7.50 Ft x 7.00 Ft             |
| Storage 7.33 Ft x 4.92 Ft                    | 2pc Bathroom 4.58 Ft x 4.58 Ft      |
| Laundry room 5.33 Ft x 2.75 Ft               | Primary Bedroom 14.83 Ft x 10.08 Ft |
| 4pc Bathroom 7.58 Ft x 5.08 Ft               | Other 8.50 Ft x 8.00 Ft             |
| Furnace 8.08 Ft x 4.92 Ft                    | 4pc Bathroom 9.25 Ft x 5.58 Ft      |
| Living room 16.92 Ft x 13.92 Ft              | Bedroom 15.08 Ft x 10.75 Ft         |
| Kitchen 21.00 Ft x 8.00 Ft                   | 4pc Bathroom 10.58 Ft x 4.92 Ft     |
| Dining room 11.00 Ft x 10.92 Ft              |                                     |

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY LTD.

<http://www.joshhamilton.ca/>



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