



323 10 Avenue Calgary Alberta

\$635,000

OPEN HOUSE - SUNDAY DEC 1ST 1:00-3:00. This stunning Century home in Crescent Heights is a perfect blend of historic charm and modern upgrades. This property offers an exceptional lifestyle - just steps from coffeeshops, restaurants and amenities of Edmonton Trail and yet a quick 30 min walk to Downtown Calgary! Hop on your bike and arrive at the gorgeous Bow River Pathway System in minutes! This property has many recent updates, including: a new roof (2019), a gas fireplace (2017), kitchen and bathroom renovations (2016), a brand-new fridge (2024), and refreshed deck, fence, pergola, paint, and wallpaper. Inside, the main floor is bright and airy, with natural light streaming through the skylights. The spacious living room, anchored by a beautiful stone-front gas fireplace, flows seamlessly into the dining room and kitchen. You will love the gorgeous granite countertops, stainless steel appliances, as well as plenty of cabinet space! Two main-floor bedrooms share a beautifully renovated bathroom. The finished basement offers versatility with a third bedroom, a 3-piece bathroom, a cozy flex space, laundry, and ample storage. Outside, the south-facing backyard is designed for relaxation and entertaining, complete with a deck, pergola, raised garden beds, and a double detached garage (built in 2011). This property is equipped with modern essentials such as a high-efficiency furnace, 100-amp electrical service, and updated windows! This wonderful home is perfect for first-time buyers, professionals, or investors! Located in one of Calgary's most desirable neighborhoods, you will enjoy easy access to downtown, trendy dining, parks, and an extensive pathway system--providing the perfect mix of urban convenience and natural beauty. This one won't last long - book your showing today! (id:6769)

Family room 10.25 Ft x 9.25 Ft

Bedroom 13.00 Ft x 8.50 Ft

3pc Bathroom 6.00 Ft x 5.33 Ft

Laundry room 9.42 Ft x 4.92 Ft

Storage 6.00 Ft x 3.00 Ft

Kitchen 12.25 Ft x 9.25 Ft

Living room 19.25 Ft x 11.42 Ft

Dining room 11.50 Ft x 8.50 Ft

Foyer 7.00 Ft x 7.00 Ft

Primary Bedroom 11.42 Ft x 10.17 Ft

Bedroom 10.33 Ft x 9.33 Ft

4pc Bathroom 6.00 Ft x 5.00 Ft

Other 10.00 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://julie.albertare.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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