



1409 10 Avenue Calgary Alberta

\$1,199,900

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! MOVE-IN READY & BRAND-NEW, this semi-detached infill with 2-BEDROOM LEGAL BASEMENT SUITE represents a rare opportunity for a luxury 4-BEDROOM residence with excellent income potential! This property is perfect for investors or savvy homeowners who appreciate a fantastic location like Inglewood. Located just a block from all the shops, restaurants, coffee shops, and amenities that 9th Ave offers, this location is a mere 5-minute walk from the river pathways and less than 30 minutes to downtown Stampede Park and the Saddledome. Quite simply, you won't find a better inner-city location than this! Professionally built by Professional Custom Homes, with interior design by Erin Gasparini Interior Design, this property boasts a clean and fresh interior. The upper unit features 4 beds plus a den/flex space and 3.5 baths over 3 levels, with upscale finishings including wide plank engineered hardwood floors, custom cabinetry, quartz countertops including a 10-ft waterfall island, Jenn-Air appliance package, modern tile, black hardware and plumbing fixtures, lacquered MDF closet shelving, and more. The second floor features 3 beds/2 full baths PLUS a DEN/FLEX space. The entire 3rd level is devoted to the PRIMARY SUITE with a private balcony, fireplace, and SPA-LIKE ENSUITE. Accessible by a private entrance with its own lower patio, the 2 bedroom, 2-bathroom LEGAL BASEMENT SUITE features in-floor heat, luxury vinyl plank flooring, custom cabinetry, quartz counters including a waterfall island, Samsung Appliances, and more. A timeless brick and Hardie board exterior, landscaping package, rough-in for A/C, a double detached garage, and the 1-2-5-10-Year Alberta New Home Warranty Program complete this property. *Interior photos and video tour guide are from 1407, with the same floorplan (mirrored) and finishings. (id:6769)

- Bedroom 11.75 Ft x 11.33 Ft
- Bedroom 10.33 Ft x 8.33 Ft
- Bedroom 10.42 Ft x 10.25 Ft
- Office 7.42 Ft x 5.50 Ft
- Den 10.00 Ft x 8.33 Ft
- Laundry room 7.92 Ft x 6.25 Ft

- Bedroom 8.92 Ft x 8.83 Ft
- Bedroom 9.58 Ft x 8.42 Ft
- Kitchen 12.25 Ft x 8.00 Ft
- Living room 16.00 Ft x 12.83 Ft
- Laundry room 3.00 Ft x 2.67 Ft
- 4pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270
cawarawa@shaw.ca

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.42 Ft x 11.08 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 20.00 Ft x 11.42 Ft

Kitchen 15.08 Ft x 8.17 Ft