



## 314 10 Avenue Calgary Alberta

\$859,000

Welcome to this charming inner-city bungalow in Crescent Heights, one of Calgary's most sought-after communities. This RC2 zoned lot offers 418 SQ.M of potential. As you enter, you'll notice the newer composite board siding, updated windows, and excellent curb appeal. The bright and open front foyer leads through French doors to the living space, complete with a gas mantle fireplace. The formal dining area connects seamlessly to the updated kitchen, featuring newer cabinetry and stainless steel appliances, including a gas stove. The main floor has 2 bedrooms with easy access to a 4pc bath. The fully finished basement offers a 3rd bedroom, another full 4pc bath, office/den space, and a large rec room with a gas fireplace. The bright and open backyard provides convenient access to the oversized garage (28x24). This home is just minutes from downtown, Bow River, Prince's Island Park, and river walking pathways. Enjoy easy access to restaurants, cafes, shopping, and schools. Book your showing today! (id:6769)

Bedroom 10.75 Ft x 13.67 Ft

Recreational, Games room 10.75 Ft x 22.00 Ft

Office 10.92 Ft x 12.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.42 Ft x 11.75 Ft

Primary Bedroom 12.17 Ft x 10.17 Ft

Dining room 11.67 Ft x 10.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.25 Ft x 8.83 Ft

Kitchen 10.83 Ft x 14.58 Ft

Foyer 9.33 Ft x 14.17 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca