



## 322 10A Street Calgary Alberta

\$864,900

This is the one you have been waiting for! Old charm meets modern efficiency. Lovingly cared for and maintained over the years this home is ready for a new owner to move in and enjoy. Located on one of the most desirable streets in the area just a short walk to shops, restaurants, ctrain, recreation along the McHugh Bluff, Bow River paths and downtown. You are welcomed by a front porch and sun room that features window seating with extensive drawers. The main living area has hardwood floors throughout. The kitchen renovation has left no details out with plenty of Bamboo cupboards, granite counters and large bay window with a view of the well designed backyard. Extensive counter space gives lots of room for food prep as well as a sit up eating bar. The dining room has an enchanting gas fireplace with fan to warm up the house on cold days. Great space in the living and dining room for entertaining or simple at home enjoyment. Upstairs are three bedrooms. The primary bedroom is spacious and features fabulous built in closets, headboard with attached night tables and bookcases and a bright sitting area surrounded by windows with additional storage drawers. The second bedroom comes complete with a wall bed. Main bathroom is a nice size and has lots of natural light. The basement is fully finished and has the laundry area, work room, bedroom and full bathroom. Beautiful yard, the front is like a quaint English garden and the back has two decks, tree bench and space to play. There are many upgrades throughout this home including R 50 insulation and solar panels cutting your power bill to almost nothing each year. (id:6769)

4pc Bathroom 8.75 Ft x 6.17 Ft

Bedroom 10.33 Ft x 13.42 Ft

Laundry room 7.42 Ft x 4.83 Ft

Furnace 8.83 Ft x 9.83 Ft

3pc Bathroom 7.00 Ft x 6.42 Ft

Living room 13.17 Ft x 13.00 Ft

Dining room 11.00 Ft x 14.17 Ft

Kitchen 9.58 Ft x 10.42 Ft

Primary Bedroom 16.83 Ft x 14.67 Ft

Bedroom 12.17 Ft x 10.33 Ft

Bedroom 8.58 Ft x 10.33 Ft

Listing Presented By:



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