



## 325 10A Street Calgary Alberta

\$749,000

JUST REDUCED! Charming Fixer-Upper Character Home in Prime Hillhurst Location. Discover the perfect blend of Character and potential in this home located in the highly desirable Hillhurst neighbourhood. Set on an expansive West Backing 9.13m X 38.11m lot, this home offers an excellent opportunity for those looking to Renovate or Build new in one of Calgary's most sought-after areas. Enjoy the convenience of being close to Numerous Amenities, scenic pathways, popular pubs, diverse dining options, and transit. As you step inside, you are greeted by a Spacious living room and formal dining area, both featuring Classic hardwood flooring that exudes warmth and elegance. The 9 ft ceilings add to the open and airy ambiance, creating an inviting atmosphere ideal for entertaining or unwinding after a long day. Continue into the heart of the home - the inviting eat-in kitchen. This kitchen with updated cabinetry is designed for both functionality and charm, featuring a Large dining area with a Door leading to a West-Facing back deck, perfect for enjoying the sun and outdoor entertaining. Additionally, the kitchen includes an eating bar for casual meals, adding versatility to the space. The main floor comprises two small yet cozy bedrooms, providing ample space for family or guests. The bathroom is a highlight, featuring an antique Clawfoot tub that adds a touch of vintage elegance. Laundry hookups are conveniently located in the bathroom, enhancing the home's practicality. Outside, the large back deck offers a great space for gatherings and relaxation, while the covered front porch provides a welcoming spot to enjoy your morning coffee. The Walk-up basement with Separate Entrance extends the living space, featuring a convenient wet bar / Kitchenette handy for in laws or out of town guests. With two additional bedrooms ( non egress windows), a four-piece bathroom and separate l...

Bedroom 13.17 Ft x 8.92 Ft  
 Bedroom 8.75 Ft x 14.42 Ft  
 4pc Bathroom 7.67 Ft x 5.17 Ft  
 Laundry room 4.92 Ft x 6.42 Ft  
 Family room 18.42 Ft x 9.92 Ft  
 Other 5.17 Ft x 2.50 Ft

Primary Bedroom 9.17 Ft x 8.25 Ft  
 Bedroom 9.17 Ft x 8.33 Ft  
 Dining room 10.67 Ft x 11.08 Ft  
 Living room 20.25 Ft x 9.08 Ft  
 4pc Bathroom 10.08 Ft x 7.33 Ft  
 Kitchen 11.08 Ft x 11.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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

**Furnace** 5.50 Ft x 7.00 Ft

**Breakfast** 8.25 Ft x 11.08 Ft