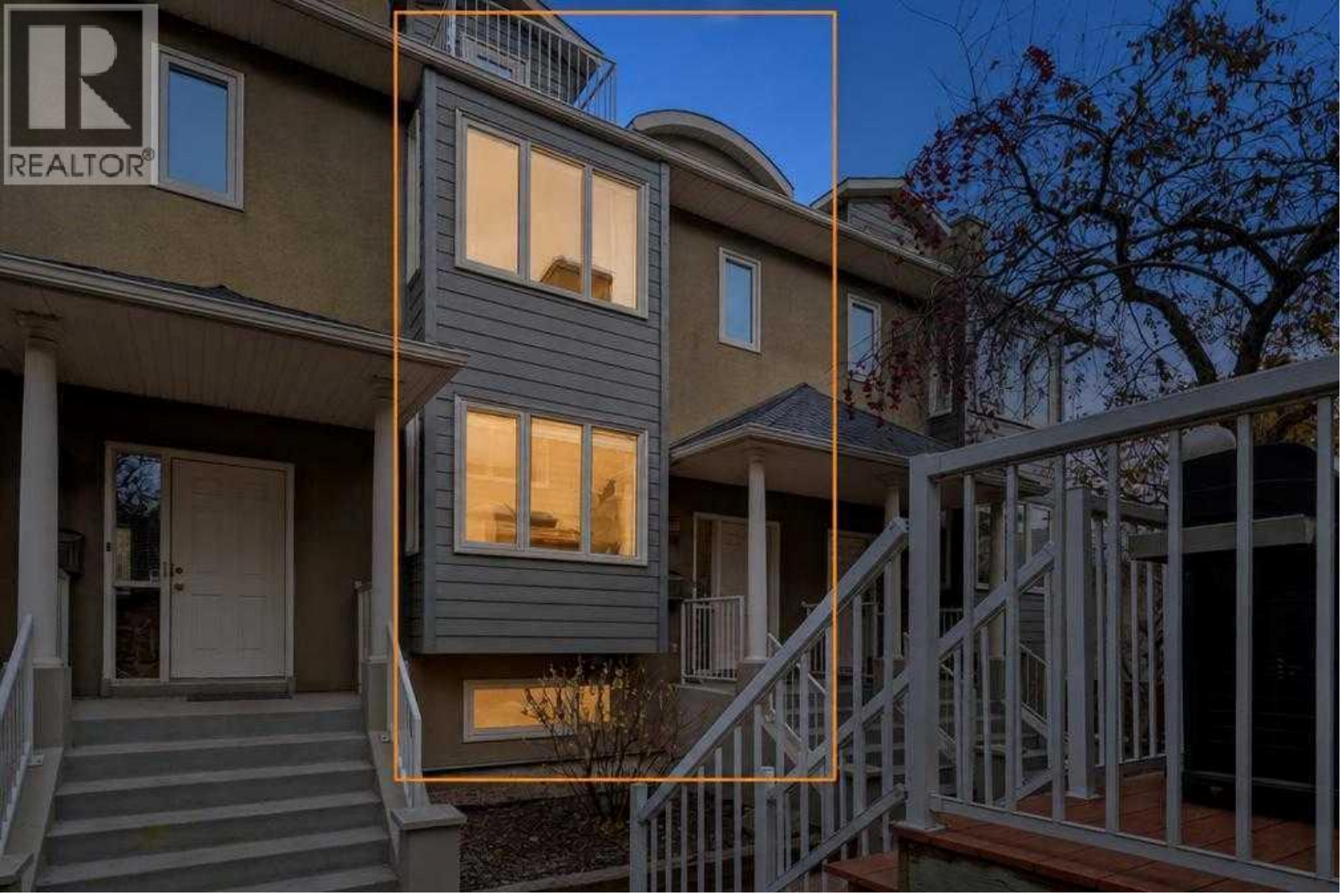


110 10 Avenue Calgary Alberta

$525,000

Discover the perfect blend of contemporary comfort, functional design, and unbeatable convenience in this well-cared-for 3-storey townhome, ideally situated in the highly desirable inner-city neighbourhood of Crescent Heights. Featuring 2 bedrooms, 2.5 bathrooms, and a versatile third-floor loft, this property offers exceptional flexibility for homeowners and investors alike. Upon entering, you'll appreciate the thoughtfully designed main living space, enhanced by upgraded luxury vinyl plank flooring that delivers both modern appeal and everyday durability. The inviting layout seamlessly combines comfort and practicality, while two separate balconies offer wonderful opportunities to enjoy the outdoors. The upper south-facing balcony is perfect for soaking up the sunshine with views of the Calgary Tower, while the additional north-facing balcony provides an equally appealing space to relax and unwind. Adding even more functionality is the spacious third-storey loft, offering endless possibilities to accommodate your individual needs. Whether envisioned as a private home office, entertainment lounge, fitness area, additional sitting room, or creative retreat, this adaptable space provides valuable versatility. The home also features two generously appointed bedrooms and 2.5 bathrooms, making it well suited for comfortable daily living. Completing the package is an oversized double attached garage, offering convenient, secure parking along with additional storage space -- an exceptional advantage for inner-city living. For added reassurance, all poly-b plumbing has been professionally remediated. The location is equally impressive, placing you within easy reach of everything that makes inner-city Calgary living so appealing. Schools, green spaces, local eateries, pubs, shopping, public transportation, and major commuter routes are all just minutes away. With downt...

4pc Bathroom 4.92 Ft x 8.25 Ft

4pc Bathroom 4.92 Ft x 8.58 Ft

Bedroom 10.33 Ft x 13.25 Ft

Primary Bedroom 15.83 Ft x 13.17 Ft

Bonus Room 18.25 Ft x 19.25 Ft

Laundry room 9.92 Ft x 6.08 Ft

Recreational, Games room 11.42 Ft x 15.50 Ft

Storage 6.50 Ft x 7.42 Ft

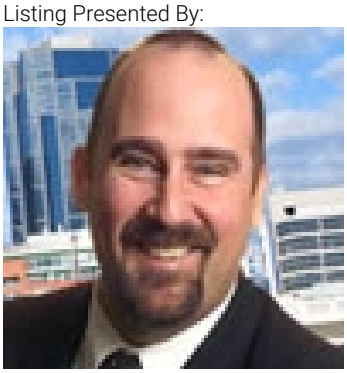
2pc Bathroom 5.42 Ft x 2.58 Ft

Dining room 14.25 Ft x 8.92 Ft

Kitchen 8.00 Ft x 15.17 Ft

Living room 14.25 Ft x 13.42 Ft

Listing Presented By:



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