



## 1252 10 Street Calgary Alberta

\$699,900

Architecturally distinct and thoughtfully renovated, this STURGESS ARCHITECTURE townhome offers refined urban living in the heart of Beltline with SUNNY SOUTH EXPOSURE overlooking a quiet landscaped courtyard. Entry-level access provides a practical foyer with DIRECT GARAGE CONNECTION, creating everyday convenience while maintaining privacy from the street. The main living level is designed around an OPEN-CONCEPT FLOOR PLAN with 9' CEILINGS and abundant natural light anchored by a dramatic two-storey window wall. The renovated kitchen blends form and function with QUARTZ COUNTERTOPS, A STATEMENT ISLAND WITH CRUSHED GRANITE SINK, FULL-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and A PANTRY WITH PULL-OUT STORAGE, supporting both daily living and entertaining. French doors extend the space outdoors to an OVERSIZED 177 SQ. FT. PRIVATE PATIO, ideal for relaxed evenings and summer gatherings. The main living area is centered around a TWO-SIDED GAS FIREPLACE that provides warmth and architectural interest without disrupting flow, while additional French doors open to a SECOND BALCONY overlooking the courtyard. A tucked-away powder room with stylish wallpaper completes this level. The upper floor is arranged for comfort and flexibility. The primary bedroom easily accommodates a king-sized layout and features a LARGE WALK-IN CLOSET with CHEATER ENSUITE ACCESS to the main bathroom. The 4-piece bathroom includes a STAND-UP SHOWER and A SUNNY SKYLIGHT that fills the space with natural light. The second bedroom enjoys SOUTH-FACING COURTYARD VIEWS, while an OPEN FLEX SPACE with GLASS BLOCK DETAILS creates an ideal office nook or reading area. Laundry is also conveniently located on this level. WIDE-PLANK LAMINATE AND TILE FLOORING flow throughout with NO CARPET, complemented by FLAT-PAINTED CEILINGS for a clean, modern finish. Notable upgrades include CENTRAL AIR CONDITIONING,...

Foyer 6.42 Ft x 2.50 Ft

Living room 15.17 Ft x 12.33 Ft

Kitchen 15.33 Ft x 15.08 Ft

Dining room 13.00 Ft x 6.42 Ft

Laundry room 3.00 Ft x 2.50 Ft

Bonus Room 9.42 Ft x 6.50 Ft

Primary Bedroom 15.25 Ft x 10.08 Ft

Bedroom 11.92 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
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Furnace 11.08 Ft x 3.33 Ft

4pc Bathroom 11.83 Ft x 6.00 Ft

2pc Bathroom 8.00 Ft x 3.33 Ft