



## 618 10 Street Calgary Alberta

\$979,900

Unmatched Downtown VIEWS in PRIME Bridgeland location. Perched above city w/sweeping, unobstructed views of Calgary's skyline - this ONE OF A KIND home is designed for those who love to LIVE & ENTERTAIN in style! Rarely does a property capture BOTH the vibrancy of downtown PLUS the quiet comfort of a private retreat. Over \$220,000 invested by current owner. Unique split-level layout reimagined - to allow main living spaces & walls of windows to FRAME breathtaking skyline views! Imagine hosting friends in the open living room, stepping out onto the balcony as the city lights twinkle, enjoying Stampede fireworks or cozying up by the fireplace - as the skyline glows in the background?! EPIC sunsets!!! Dining area perfect for everyday meals or special occasions. Kitchen offers custom cabinetry, Viking gas range, coffered ceilings, granite & statement eating bar - transition directly outside to enjoy meals/relaxing on your gorgeous private wraparound deck! So peaceful at the rear of this home. Did I mention - the Hot tub stays?! Incredible spot to enjoy this PRIVATE oasis - literally in the heart of the city! This home offers a LIFESTYLE. Heated tile flooring in kitchen, primary bedroom/ensuite, main bathroom & laundry room - adds EXTRA comfort throughout. Three bedrooms located on lower levels. Private primary bedroom with 2 piece ensuite offers the same INCREDIBLE CITY VIEWS. Do you WORK from home? Perhaps, make this space your OFFICE! Imagine taking calls, being on ZOOM, booking meetings & reading emails - while looking at the skyline. Second bedroom on this level + 5 piece SPA Inspired bathroom. Head down a level to another bedroom (big windows) + ANOTHER Steam shower, toilet & sink located in dedicated laundry / mechanical / storage area - offers options for multi person living! Recent upgrades include triple-pane tinted windows, newer roof shingles with ice/water ...

3pc Bathroom 9.33 Ft x 11.33 Ft

Bedroom 13.25 Ft x 13.25 Ft

Furnace 17.92 Ft x 10.08 Ft

2pc Bathroom 4.83 Ft x 3.83 Ft

5pc Bathroom 10.33 Ft x 12.67 Ft

Bedroom 14.58 Ft x 10.42 Ft

Primary Bedroom 14.58 Ft x 14.33 Ft

Dining room 10.33 Ft x 17.00 Ft

Kitchen 14.83 Ft x 10.25 Ft

Living room 16.58 Ft x 14.33 Ft

Listing Presented By:



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Royal LePage Benchmark

<https://clientfirst.ca/>

**RE/MAX Realty Professionals**

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