



GRASSROOTS
REALTY GROUP

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2528 10 Avenue SE
Calgary, Alberta

MLS # A2237187



\$599,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Upstairs Washer Dryer. Main floor microwave hood fan combo, fridge, stove. Downstairs washer dryer, stove, and microwave

Welcome to this well-maintained two-storey home in the inner-city community of Albert Park. Built in 2013, this home offers over 1,700 sqft of living space with quality finishes throughout. The main floor features hardwood flooring and a bright, open layout. The kitchen includes custom-built maple cabinets, granite countertops, under-cabinet lighting, and stainless steel appliances. It flows seamlessly into the cozy family room with a gas fireplace, creating an inviting space for gatherings. Upstairs, you'll find three spacious bedrooms and a thoughtfully designed laundry area. The primary suite features a walk-in closet, three-piece ensuite, and a private balcony with city and mountain views. The two additional bedrooms each include built-in custom closets and share a four-piece bathroom. The fully finished basement offers a separate entrance and its own laundry area. It features a large bedroom with built-in closets, a full kitchen, three-piece bathroom, and a comfortable living room, ideal for extended family, guests, or other uses. Enjoy summer evenings around the fire pit in the fully fenced backyard, along with a double detached garage. With quick access to downtown, the LRT, schools, and major routes, this home is just a 3-minute drive to Max Bell Centre, 5 minutes to the Calgary Zoo, and under 10 minutes to downtown. An excellent opportunity to own a spacious inner-city home in an established neighbourhood.