



GRASSROOTS
REALTY GROUP

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523 10 Avenue NE
Calgary, Alberta

MLS # A2259421



\$885,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Skylight(s)		

Inclusions: N/A

Welcome to this beautifully updated and meticulously maintained heritage home where timeless charm meets thoughtful modern upgrades. From the moment you step inside, you'll be greeted by bright, open living spaces accented by gleaming solid real WHITE OAK HARDWOOD FLOORS (2021) and fresh finishes that make every room feel warm and inviting. The heart of the home is the spacious kitchen, featuring granite countertops and stainless steel appliances, perfect for everyday meals or entertaining guests. A cozy dining room with a gas fireplace sets the scene for intimate gatherings, while large windows bring in plenty of natural light. Upstairs, you'll find three comfortable bedrooms, including a serene primary suite with double closets and views of the quiet, tree-lined street. The upstairs bathroom was fully updated in 2018, complete with new plumbing fixtures, and a cast iron clawfoot tub that blends vintage character with modern comfort. The lower level offers a versatile finished basement with a bright family room, additional bedroom, full bathroom, and laundry — the perfect setup for guests, a home office, or play space. Step outside to your private backyard oasis, highlighted by a RED BATU HARDWOOD deck that's ideal for summer barbecues and evening unwinds. The home's curb appeal shines with a fresh EXTERIOR REPAINT (2025), making it move-in ready inside and out. Not only is this home beautiful, but it's also been carefully updated where it counts — with all KNOB-AND-TUBE WIRING REPLACED (2018) and SUBFLOORS FULLY REDONE (2021), offering true peace of mind. This house is ideally located on a quiet street that is close to schools, parks, and amenities, this is the perfect blend of history, style, and modern living.

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