



GRASSROOTS
REALTY GROUP

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411 10 Street NE
Calgary, Alberta

MLS # A2266294



\$899,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	958 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Off Street, Parking Pad, Single Garage Detail		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Basement: Fridge, Stove, Dishwasher

Looking for an investment that you can call home, rent out, and hold for the future all at once? This well cared for, raised bungalow with a legal secondary suite registered with the City sits on a 44.5 x 110 ft lot in one of Calgary's most sought-after inner-city communities. Owned by the same family since it was built, the home has been lovingly maintained and thoughtfully updated over the years. The main floor exudes mid century charm from the moment you step inside, with beautiful hardwood floors and a large east facing window that fills the living room with natural light. The kitchen captures that timeless mid century character and offers plenty of potential for a stylish refresh while preserving its original appeal. The primary bedroom is generously sized with a west facing window and the second bedroom sits quietly at the back of the home. A well maintained 4pc bathroom with an updated vinyl window completes the main level. The convenient side entrance provides access to both the backyard and basement, where you'll find shared laundry, two furnaces and an upgraded 100amp electrical panel. The legal suite has it's own private entrance at the front of the home and features a bright living area, a full kitchen, one bedroom and a 3pc bathroom. Thanks to the raised bungalow design, the lower level enjoys large windows and an airy, main-floor feel. Ample storage is available throughout, along with a spacious backyard featuring a single garage with a pit and a large parking pad. Perfect for multi-generational living, a long-term rental, or a potential short-term rental (with City approval), this home offers versatility and peace of mind with key updates already completed. Bridgeland continues to be one of Calgary's most desirable neighbourhoods, known for its trendy cafes, restaurants and shops, as well as its proximity to the Bow

River pathways, downtown, and the LRT station. Enjoy the lifestyle and long-term value this incredible location provides. Updates include roof (2023), hardwired smoke alarms, electrical panel, attic insulation, some windows, garage pad, fence, frost free hose bibs, and more. Checkout the 3D Virtual Tour & book your showing today!