



**10 New Place SE
Calgary, Alberta**

MLS # A2105571



\$2,299,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	847 sq.ft.	Age:	1910 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Stall		
Lot Size:	0.36 Acre		
Lot Feat:	Environmental Reserve, Lake, Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Dreams do come true. A once in a lifetime opportunity to own this historic home located in the charming community of Inglewood. Home is surrounded by mature trees, plants and backs unto the Bow River with 200 ft of mineral rights belonging to owner. It is in close proximity to the Calgary zoo, Inglewood River Promenade Park, Inglewood Aquatic Centre, shopping, restaurants, playgrounds, trails, bicycle friendly roads and much more. The character home shows pride of ownership. Condition is 10/10. The front porch is the perfect for your morning coffee overlooking the Bow River and garden. There are two good size bedrooms, living room and kitchen on the main floor. Home is illuminated with tons of natural light with views of the river from every corner. Lower level features a recreation room, 3 pc bathroom and office/flex room. Outback is your own private oasis. Trees, fire pit, water, views all create an intimate environment to recharge. This beauty awaits you. Please contact your favourite realtor to schedule a private viewing.