



**314 10 Avenue NE**  
**Calgary, Alberta**

**MLS # A2134394**



**\$859,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                                 |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,013 sq.ft.                                     | <b>Age:</b>   | 1931 (93 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Oversized |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot                       |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                                |                   |      |

**Inclusions:** N/A

Welcome to this charming inner-city bungalow in Crescent Heights, one of Calgary's most sought-after communities. This RC2 zoned lot offers 418 SQ.M of potential. As you enter, you'll notice the newer composite board siding, updated windows, and excellent curb appeal. The bright and open front foyer leads through French doors to the living space, complete with a gas mantle fireplace. The formal dining area connects seamlessly to the updated kitchen, featuring newer cabinetry and stainless steel appliances, including a gas stove. The main floor has 2 bedrooms with easy access to a 4pc bath. The fully finished basement offers a 3rd bedroom, another full 4pc bath, office/den space, and a large rec room with a gas fireplace. The bright and open backyard provides convenient access to the oversized garage (28x24). This home is just minutes from downtown, Bow River, Prince's Island Park, and river walking pathways. Enjoy easy access to restaurants, cafes, shopping, and schools. Book your showing today!