



GRASSROOTS

REALTY GROUP

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**215 10 Avenue NE
Calgary, Alberta**

MLS # A2312101

\$749,999



Division:	Crescent Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,703 sq.ft.	Age:	1931 (95 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to the highly sought-after community of Crescent Heights, where inner-city convenience meets timeless charm. Ideally located between Centre Street and Edmonton Trail, this beautifully updated 1.5-storey home offers the perfect blend of character, functionality, and modern comfort for families and professionals alike. Boasting over 1,700 sq. ft. above grade, this inviting home features a bright and spacious layout designed for everyday living and entertaining. The main floor offers a generously sized living room, three well-appointed bedrooms, and stunning hardwood flooring throughout, adding warmth and elegance to the space. The spacious kitchen is both stylish and practical, complete with a breakfast bar, ample cabinetry, and an open-concept design that flows seamlessly into the impressive vaulted family room. Anchored by a cozy gas fireplace and surrounded by an abundance of windows, this space is flooded with natural light and creates the perfect atmosphere for relaxing or hosting guests. The primary bedroom retreat features a luxurious 5-piece ensuite, providing a private space to unwind at the end of the day. Upstairs, a thoughtfully designed loft overlooks the family room below, making it ideal for a home office, reading nook, or additional lounge space. The fully finished basement offers incredible versatility with a spacious games room, den, hobby room, bathroom, and dedicated laundry area. Whether you need space for entertaining, hobbies, a home gym, or growing family needs, this lower level delivers endless possibilities. Outside, enjoy the convenience of a single detached garage with secure off-street parking located at the rear of the property. Situated minutes from downtown Calgary, schools, parks, restaurants, shopping, and transit, this exceptional Crescent Heights home offers an incredible opportunity to enjoy vibrant inner-city living in one of

Calgary's most established and desirable communities.