



618 10 Street NE
Calgary, Alberta

MLS # A2314750



\$979,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,387 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All attached TV brackets, Remote for lights on main level, PortableAC, Racks/toolbox in basement, Hot Tub

UNMATCHED DOWNTOWN SKYLINE VIEWS. Perched high above city in PRIME Bridgeland, ONE-OF-A-KIND property offers sweeping, unobstructed VIEWS of Calgary's skyline while delivering vibrant urban living & peaceful feel of a private retreat. Entertain on massive wraparound deck, relax in hot tub under city lights or watch Stampede fireworks from living room - this home was designed to embrace its breathtaking surroundings! Extensively reimaged - \$220,000 invested by current owner. Unique split-level layout intentionally redesigned to maximize VIEWS. Walls of windows frame skyline-filling home w/natural light & creating atmosphere that feels dramatic & inviting. Open-concept living room is truly spectacular. Cozy fireplace, incredible sightlines & direct access to view EPIC sunsets! Kitchen built for people who love to cook, host & gather. Custom cabinetry, granite countertops, heated tile flooring, coffered ceilings, statement eating bar & premium Viking gas range. Transition outdoors to gorgeous private wraparound deck - entertainer's dream & unique outdoor space for inner city! Surrounded by mature landscaping & tucked quietly at rear of property, it offers exceptional privacy despite being moments from downtown. YES HOT TUB stays! LIFESTYLE property for buyers wanting something architecturally interesting & unforgettable without sacrificing practicality. Heated tile flooring extends through kitchen, primary bedroom, ensuite, main bathroom & laundry room. Private primary retreat captures same incredible skyline VIEWS & includes 2-piece ensuite. For those who work from home, this space could easily transform into ultimate office setup - imagine taking meetings & answering emails with Calgary's skyline as the backdrop?! 2nd bedroom & stunning spa-inspired 5-pce bath complete this level.

Downstairs, another spacious bedroom w/large windows + steam shower, sink & toilet located within laundry/mechanical area, creates incredible flexibility for guests, multi-generational living, roommates or extended stays. Recent upgrades provide peace of mind & long-term value=triple-pane tinted windows, newer roof shingles w/ice & water shield protection + hwt installed in 2020. Oversized HEATED garage = standout feature (currently functioning as gym) possibilities here are endless. RC-2 zoning, studio, workshop, office space or showcase for vehicles & hobbies. Expansive driveway offers parking for multiple vehicles - extremely rare luxury for inner city. Love gardening, relaxing outdoors or simply having space to breathe in the city? Property offers beautifully landscaped outdoor areas that feel worlds away from downtown hustle while still placing you mins from everything that makes urban Calgary so desirable. Located moments to downtown, river pathways, Prince's Island Park, restaurants, cafes, nightlife, shopping, parks & entertainment. Quick access to Memorial Dr, Deerfoot Trail & 15 min to airport makes this location unbeatable.