



GRASSROOTS

REALTY GROUP

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**510 10 Avenue NE
Calgary, Alberta**

MLS # A2317037



\$799,900

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Skylight(s), Storage		

Inclusions: Exterior garden beds, lower level media unit shelving, all attached lighting fixtures.

Welcome to this beautifully updated home in the heart of Renfrew, offering over 2000 sq. ft. of developed living space on a picturesque tree-lined street. Blending timeless character with thoughtful modern upgrades, this home is perfectly suited for families and professionals seeking an inner-city lifestyle. The bright and inviting main floor features hardwood flooring throughout, a spacious front living room, formal dining area, and a stunning custom-designed kitchen that serves as the centrepiece of the home. Showcasing loads of cabinetry, quartz countertops, premium stainless steel appliances, gas cooktop, and skylights that flood the space with natural light, this kitchen is designed for both everyday living and entertaining. The adjacent family room offers custom built-ins and seamless access to the expansive rear deck and private backyard. Upstairs, you will discover a spacious primary retreat featuring a private balcony overlooking the mature streetscape, built in closets & plenty of space for furniture placement. Completing the upper level is a beautifully renovated 5 piece bathroom with in-floor heating plus a second oversized bedroom providing plenty of space for family, guests, or a home office. The fully developed basement expands the living space with a large recreation room, an additional oversized bedroom, full bathroom, and ample storage. Enjoy fabulous outdoor living areas that include a charming south-facing front porch and a large rear deck with ample room for a table, bbq and container gardening. The fully landscaped yard provides an inviting outdoor space, while the oversized single garage offers secure parking and protection from the winter months. Located just minutes from downtown, schools, parks, pathways, restaurants, and all the amenities that make Renfrew one of Calgary's most sought-after inner-city communities. Don't miss viewing this

exceptional home, offering the perfect balance of comfort, style, and convenience.