



GRASSROOTS

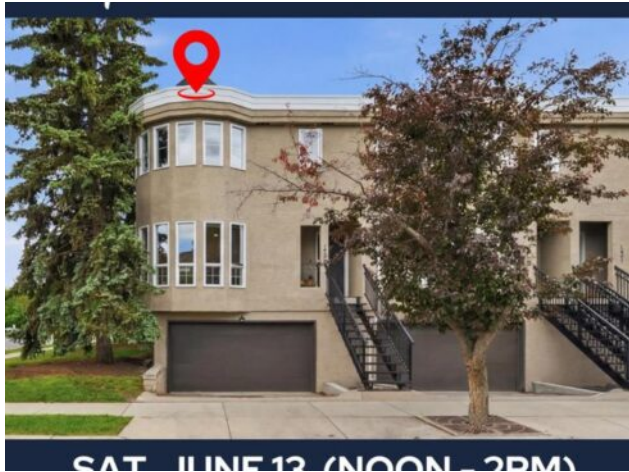
REALTY GROUP

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**1321 10 Street SW
Calgary, Alberta**

MLS # A2320149



\$542,500

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 757
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)		
Inclusions:	Tire Shelving in Garage		

RARE INNER-CITY END-UNIT TOWNHOME blessed with an abundance of natural light in the heart of the BELTLINE. Surrounded by mature trees and tucked into arguably the most desirable location within the entire ***BARCLAY ESTATES*** complex, this home combines urban convenience with a level of privacy that is difficult to match. Located across from a church in a quieter, less densely developed pocket of the Beltline, you'll appreciate the peaceful setting while remaining just minutes from everything 17TH AVE and Downtown have to offer. An OFF-LEASH DOG PARK is less than a block away, while the river pathways, restaurants, cafes, and nightlife destinations are all within easy walking distance. The main level is warm and inviting, featuring natural **HARDWOOD FLOORS**, a charming gas **FIREPLACE**, and **LARGE BAY WINDOWS** that fill the living space with natural light. The floorplan flows seamlessly into the dining area with ample room for hosting family and friends. The kitchen offers excellent functionality with stainless steel appliances, ample cabinetry, and plenty of counter space. A conveniently positioned powder room completes the main level. Step outside to what may be the **NICEST PATIO IN THE COMPLEX** — a beautifully positioned **SW-FACING** outdoor retreat surrounded by mature greenery, offering exceptional privacy, sunshine, and room to entertain, garden, or simply relax. This type of indoor/outdoor living so central to the city is increasingly rare and truly irreplaceable. Upstairs, two very generously sized bedrooms are complemented by a **RENOVATED ENSUITE BATHROOM** featuring a large soaker tub, creating the perfect space to relax and unwind. An inviting **SKYLIGHT** above the staircase brings additional natural light while welcoming you to the upper level. The lower level offers flexible bonus space ideal for a

HOME OFFICE, GYM, OR 3RD BEDROOM. The attached garage provides excellent storage and functionality, while major mechanical updates offer peace of mind, including a DAIKIN FURNACE (2021) and OVERSIZED HOT WATER TANK (2021). Importantly, the home is also *FREE OF POLY-B PLUMBING*, an increasingly important feature for many buyers - most recent sales in the complex did not have full Poly-B replacement completed. FRESH PAINT throughout the primary living space further enhances the home's MOVE-IN-READY appeal. Proudly owned by the same family since 1996, this home has been well maintained and cared for over the years. Located within the highly sought-after BARCLAY ESTATES, you'll enjoy a strong sense of community and long-term value. Several significant capital projects have already been completed, including the ROOF, GARAGE DOORS, AND EXTERIOR STAIRS, putting the complex in a strong financial position for years to come. OPEN HOUSE = Sat, June 13 (Noon-2PM)