



508 10 Avenue NE
Calgary, Alberta

MLS # A2320348



\$599,900

Division:	Renfrew		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,197 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, See Remarks, Storage		

Inclusions: N/A

Step into a piece of Calgary history with this charming century home in the heart of Renfrew, originally built in 1912 and thoughtfully maintained to preserve its timeless character while offering modern-day comfort. Rich in architectural detail, this home showcases beautiful hardwood floors, original wood casings, and impressive high baseboards that reflect the craftsmanship of a bygone era. The traditional floor plan offers warm and inviting living spaces designed for both everyday living and entertaining. The cozy living room is anchored by a classic wood-burning fireplace, creating the perfect place to relax on cooler evenings. A spacious dining room provides ample room for family gatherings and dinner parties, while the main floor also features a dedicated den and office, ideal for those working from home or seeking flexible living space. The kitchen blends character and functionality with full-height cabinetry, granite countertops, stainless steel appliances, and a premium dual-fuel range that will appeal to home chefs. Convenient front and rear mudrooms add practicality and extra storage, making daily life effortless. Upstairs, you'll find two generously sized bedrooms filled with natural light, along with a beautifully updated four-piece bathroom featuring modern counters and fixtures. The upper level maintains the home's historic charm while incorporating tasteful updates that complement its original character. Outside, the beautifully landscaped yard offers a private setting to enjoy summer evenings, gardening, or entertaining friends and family. An oversized single garage provides secure parking and additional storage space. Located in one of Calgary's most sought-after inner-city communities, this exceptional property places you just minutes from downtown and within easy reach of local restaurants, cafés, shopping, transit, bike pathways, and parks. Renfrew's

vibrant atmosphere, tree-lined streets, and unbeatable convenience make it a favourite among professionals, families, and investors alike. Rarely does an opportunity arise to own a home that so seamlessly combines historic charm, modern updates, and an outstanding location. This is your chance to become the next steward of a truly special piece of Calgary's heritage.