



604 10 Avenue NE
Calgary, Alberta

MLS # A2324248



\$774,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Microwave (basement), Stove-Electric (basement)

Nestled on coveted 10th Avenue in the heart of accessible Renfrew lies this gorgeous 47x120ft corner lot character home that redefines the word "charm". Featuring a private corner location, triple car garage, a huge backyard to play, garden, and unwind, and walkability to Calgary's trendiest cafes, restaurants, and shops, this home has it all. As you enter this beautiful home, you are greeted by a spacious entryway with room for bench seating and a charming hexagonal window, gorgeous hardwood floors, century old glass inset doors, and stunning wooden baseboards and casings. This charismatic home is truly the perfect place to build a life while holding a rare inner city corner lot which is also highly desirable for future redevelopment purposes and value appreciation. The living room is bright, cheerful and flooded with natural light through multiple large windows flanking your beautiful fireplace with mantle and provides the perfect place to relax and unwind. The kitchen was recently renovated to include new cabinetry, quartz countertops, beautiful full height backsplash tiling, appliances, a pantry with extra storage, and beautiful views of the yard through your large picture windows. The main floor showcases a spacious primary bedroom as well as a large second bedroom, both with multiple windows, an updated 4-piece bathroom with a new vanity and quartz countertops. The lower level features an (illegal) basement suite with its own private back entryway and fully developed kitchen - great for a savvy investor to add an income helper in the future (subject to obtaining municipal permits). This home offers amazing parking/storage with two separate garages (a single and a double which recently stored a small trailer) with space to park 3 vehicles. The backyard is a true oasis with mature trees, a beautiful, sunny patio, tons of lawn to play,

gardening space, and a raised deck. This lot has been lovingly maintained with mature gardens and is known for the gorgeous curb appeal and peonies that wrap around the front of the home. Don't miss out on this incredible inner city corner lot opportunity in beautiful Renfrew that provides tree lined street living, quick access to downtown, 16th, and Deerfoot trail, and an abundance of amenities and community features such as arenas, parks, schools, swimming, tennis and more.