



GRASSROOTS
REALTY GROUP

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102, 1835 10 Avenue SE
Calgary, Alberta

MLS # A2332001



\$439,900

Division:	Inglewood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 529
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage		
Inclusions:	Garden Hoses (x2)		

Rich in history, full of character, and unlike anywhere else in the city, it's easy to understand why so many people dream of calling Calgary's oldest community - Inglewood - home. People fall in love with this vibrant neighbourhood and rarely leave. This recently refreshed 4-bed, 2-storey townhome is your opportunity to experience everything that makes living in Inglewood so special. Offering over 1,725 sq ft of total space, this home has been updated with functionality and everyday living in mind. The unfinished basement accounts for 580 sq ft of that total and offers an excellent layout for future development. Prepped w/painted floors, insulated walls, and vapour barrier, it's a flex space you can use today while planning for tomorrow. The lower-level laundry includes a brand-new dryer and a like-new refurbished washer, while a bathroom rough-in adds even more possibilities down the road. Newer LVP flooring flows throughout the main and upper levels, with brand new carpet reserved for the stairs. Fresh paint and curated vintage lighting add another layer of charm, complementing the home's recent updates. The renovated kitchen (2023) features newer S/S appliances including an induction stove, plenty of cabinetry with a central island/breakfast bar, and a generous dining area where meals, homework, and conversations naturally come together. The well appointed living room offers plenty of space to relax at the end of the day with large windows allowing natural light to flood in. Upstairs, you'll find 4 bedrooms—a feature that's rare to find in a townhome—including a spacious primary bedroom and a renovated 4-pc bathroom (2023) complete with a deep soaker tub and comfort-height vanity. Whether you're accommodating a growing family, hosting guests, or need a dedicated home office, this layout adapts to your needs with ease. Outside

you can enjoy a welcoming front porch and your own fully fenced backyard that captures plenty of sunshine throughout the day, creating the perfect place for summer BBQ's, gardening, or simply relaxing in the fresh air. The assigned parking stall is equipped with a block heater which you'll appreciate on cold Calgary mornings and visitor parking is conveniently located nearby. Inglewood is known for its incredible restaurants, cafés, pubs/breweries, iconic diner, eclectic boutiques, unique shops, popular fitness/yoga studios, the Y, thriving arts/music scene, and year-round festivals. Outdoor enthusiasts will love having the Bow River pathway system, bicycle pump track, Harvie Passage, St Patrick's island and the Bird Sanctuary nearby, offering endless opportunities for walking, cycling, paddling, birdwatching, and enjoying nature just mins away. Add the community hall, schools, green spaces, playgrounds, the Zoo, TELUS Spark, quick access to DT and throughout the city with Deerfoot/Blackfoot Trails and Memorial DR and public transit nearby and it's easy to see why Inglewood remains one of Calgary's most desirable inner city neighbourhoods.