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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



2609 10 Street SW, Calgary, Alberta, T2T 3H2, Canada

MLS®# C3617180



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Property Value	\$1,425,000
Type	House
Style	2 Storey
Basement	Full
Parking	Double Garage Attached
Year Built	1966
Taxes	9925
Living Area	2,784.65 sq.ft.
Lot Frontage	70.01 ft
Lot Depth	131.27 ft
Lot Size Area	6,996.54 sq.ft.
Bedrooms	6
Bathrooms	3 full

## Description

Solid as a rock original 2784 sq ft 5 bedroom above ground two storey, with west facing yard, drywalled double attached garage and a fully finished basement. Hardwood floors on the main level, massive living room with a wood burning fireplace, adjacent formal dining room, renovated kitchen with tile floor, granite counters and attractive cupboards overlooks the private sunny treed rear yard. A convenient family room offers patio doors to the yard and also has another wood burning fireplace (currently has a gas insert). Large main level laundry room and a convenient powder room complete this floor. Upstairs there are 5 very spacious bedrooms, all with large windows and one with an adjacent loft area - great for a kids retreat, a privacy room, great for sleep overs too! The fully finished lower level offers a 6th bedroom with ensuite, a warm wood treated recreation room and adjacent kitchenette. The spacious mechanical area offers ample storage and a boiler to easily handle all the heating requirements.



