

2539 10 Avenue SE  
Calgary, Alberta

MLS # A2304535



## \$669,900

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**MAJOR PRICE REDUCTION! INVESTOR ALERT-RELIABLE TENANTS ARE CURRENTLY IN PLACE AND WOULD LIKE TO STAY!**  
 Welcome to this well-maintained & versatile 3+1 bdrm with an additional office/den home, ideally located on a quiet, tree-lined street with quick access to downtown (appx 6 min drive) or a short walk to the C-Train. Offering 3F/1H bathrooms & over 2450 Sq Ft of developed living space, very well suited for families, professionals, or investors. The main level features bright, functional living space with large windows that bring in plenty of natural light. Kitchen stands out with upgraded 2 tone cabinets, stylish backsplash, quartz countertops & large island that provides both workspace & a natural gathering point. A dedicated office/den offers views of downtown & Rocky Mountains the ideal setting for working from home. Upstairs, the primary suite offers a spacious retreat, spa-like 5 piece ensuite & large walk-in closet. Top-floor laundry adds convenience, along with 2 additional good-size bedrooms & full bathroom. The fully developed walkout basement features large windows & its own private entrance (previously generated strong income through Airbnb). This flexible space works well as a mortgage helper, short-terms rental, or additional living space for extended family or teens. Enjoy a sunny, south-facing, fully fenced backyard with a great size deck directly off the kitchen...perfect for relaxing or entertaining. Double garage with lane access comfortably accommodates a full-size truck & SUV. Easy access to Deerfoot Tr, Memorial Dr & Barlow Tr. Close to schools, shopping & major attractions including Calgary Zoo, Stampede Grounds & the future Calgary Arena District. Originally owner occupied & now has been leased to the same tenants for the past three years by a professional management company, reflecting consistent care &

maintenance. Currently leased until June 30, 2026 for \$3350/month, with great tenants willing to stay.