

511 10 Avenue NE  
Calgary, Alberta

MLS # A2175885



**\$649,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Basement Fridge, Natural Gas BBQ, Mounted Tv's x2, 'ring' doorbell + camera in back (hardware - no contract), garden shed

This charming property offers an amazing opportunity for various lifestyles whether you want to rent it out, settle in, or re-develop down the road. A beautifully updated bungalow sitting on a lot and a half (37ft. wide lot) a renovated character home in a fabulous location in Renfrew on a serene tree-line street minutes from Deerfoot and steps to Downtown. Step inside to an open floor plan with maple hardwood floors where a cozy living room flows effortlessly into a dining area and refreshed kitchen with new quartz countertops 2019, Miele range, Bosch dishwasher. The kitchen boasts contemporary finishes and overlooks the very private south exposed backyard with Meranti wood deck 2019, perennial flower beds, garden shed, Natural gas BBQ with hook-up, and double detached garage with rubber shingle roof (2018), . The main floor also offers two bedrooms, and four piece bathroom. The home has A/C, furnace, and foam insulated attic (2018), California closets and Marvin double hung windows on main (2018), character light fixtures (2018) retaining classic touches while incorporating stylish upgrades. Downstairs the basement provides additional living space with new vinyl flooring (2023), a bedroom with egress window (2018), a Miele washer/dryer, additional stand up freezer and refrigerator. Also included are two Tv's one mounted in the living room and basement bedroom. Don't miss an opportunity to own this Renfrew gem.