

# \$570,000 - 16, 110 10 Avenue Ne, Calgary

MLS® #A2225314

**\$570,000**

2 Bedroom, 3.00 Bathroom, 1,581 sqft

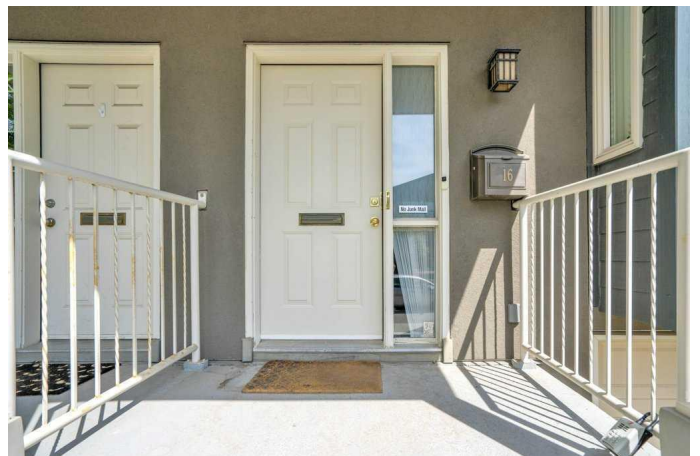
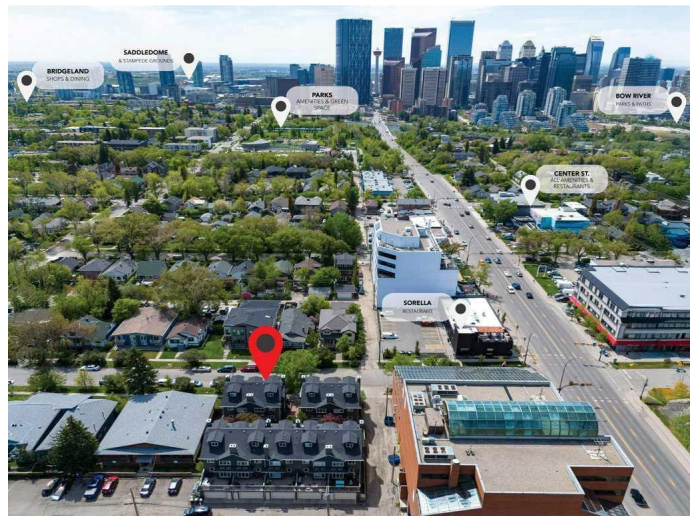
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to easy living in Crescent Heights! This home checks all the boxes for comfort, style, and convenience. You're just minutes from downtownâ€™ walk, bike, or simply enjoy the skyline views right from home. Princeâ€™s Island Park, great schools, transit, and scenic pathways are all within walking distance. This is a stellar locationâ€™ just a few steps from local shops and with super easy access from Centre Street. Whether you're commuting or heading out for dinner, everything you need is right at your fingertips.

The home has major curb appeal with a stylish, energy-efficient exterior, complete with vinyl windows installed in 2018. Inside, youâ€™ll find luxury vinyl plank flooring throughout, sleek LED lighting, and beautiful Hunter Douglas plantation-style shutters. Itâ€™s semi-detached but feels like a standalone home, with private front and back entrancesâ€™ and yes, no snow shoveling thanks to maintenance-free living!

The bright eat-in kitchen features skylights that pour in natural light, and the open-concept dining and living area is anchored by a cozy natural gas fireplace. Youâ€™ve got central air conditioning for summer comfort, and the Poly-B plumbing has already been replaced, so thatâ€™s one less thing to worry about. The bedrooms are generously sized, and the primary suite boasts a luxurious 5-piece ensuite. Upstairs, the third-level loft is an awesome flex space with a Juliet balcony and stunning city viewsâ€™ ideal for a home office,



gym, or chill-out lounge.

Tons of storage, a utility/laundry room, and an attached garage that fits a full-size vehicle round out the perks. It's all here"style, comfort, and a prime location. Come see for yourself!

Built in 1993

### Essential Information

MLS® #	A2225314
Price	\$570,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	16, 110 10 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W7

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, See Remarks, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony
Lot Description	Fruit Trees/Shrub(s), Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	10
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Complete Realty
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