

# \$1,225,000 - 8240 10 Street Sw, Calgary

MLS® #A2171275

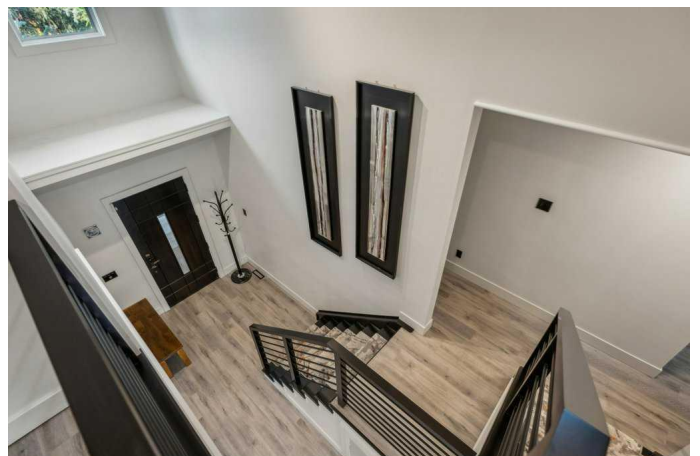
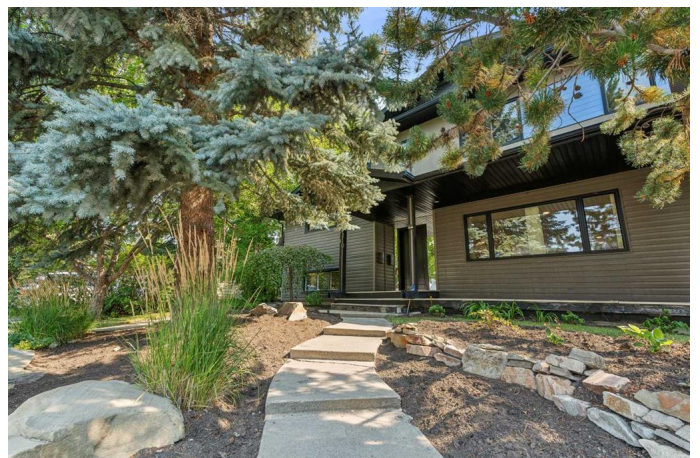
**\$1,225,000**

6 Bedroom, 4.00 Bathroom, 2,369 sqft

Residential on 0.15 Acres

Chinook Park, Calgary, Alberta

Discover the perfect blend of space, comfort, and modern living in this stunning architecturally designed home, boasting 6 BEDROOMS and 4 full bathrooms. As you enter, the main level welcomes you with a bright and airy, 2-storey foyer, leading into a spacious living room thatâ€™s a true dream. All recently renovated with a NEW KITCHEN, FLOORING, NEW FINISHED BASEMENT and PAINT. Large windows flood the space with natural light, enhancing the warmth provided by the see-through gas fireplace. The living room flows seamlessly into the dining room, a perfect spot for entertaining, family meals or game nights. The brand new kitchen is a chef's delight, featuring quartz countertops and striking blue cabinetry that adds a vibrant touch to the home. Step outside to your private outdoor oasis, featuring a patio with a deck and terrace, perfect for entertaining or relaxing. Stunning, mature trees give you privacy and shade. The paved area is perfect for the hot tub / spa setup, surrounded by trees that provide a serene environment. On the second floor, escape to the primary bedroom, complete with a private 4-piece ensuite and enormous walk-in closet. An additional bedroom / home gym with its own closet and a separate 3-piece bathroom offer comfort and convenience. The third level continues to impress with THREE more bedrooms, highlighted and used currently as a large office space, ideal for working from home or personal projects. The lower level retreat is



perfect for family gatherings, with a cozy family room, laundry room, 3-piece bathroom, and convenient access to the mud-room and garage. The basement expands your living space with a versatile sixth bedroom, a storage area, a living room, complete with a 3-piece en-suite bathroom. Should your needs change, this lower level, could be a completely SEPARATE LIVING SPACE. The property also includes an oversized, double detached garage, perfect for your cars and toys. NEWER ROOFING, NEWER FURNACES AND HOT WATER TANKS make this property move-in ready. This location in the desirable Chinook Park offers easy access to Glenmore Reservoir, Rockyview Hospital, Transit, Schools, Parks and more. Don't miss the opportunity to make this exceptional home your own!

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2171275    |
| Price          | \$1,225,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,369       |
| Acres          | 0.15        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8240 10 Street Sw |
| Subdivision | Chinook Park      |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2V 1M9 |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Alley Access, Double Garage Detached, Oversized |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Vinyl Windows, Quartz Counters, Storage, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, High Efficiency, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Double Sided, Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Entrance, Private Yard, Storage      |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Many Trees, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 76                 |
| Zoning         | R-C1               |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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