

\$875,000 - 320 10 Avenue Ne, Calgary

MLS® #A2261687

\$875,000

3 Bedroom, 2.00 Bathroom, 1,215 sqft
Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

Renovated character bungalow on a full-sized lot in Crescent Heights. Situated on a 50' x 120' lot with R-CG zoning, no restrictive covenants, and alley access on two sides, this property offers incredible flexibility for comfortable living today and future development opportunities. Inside, the front living room showcases custom millwork, hardwood floors, a gas fireplace, and a striking wallpaper feature wall. The renovated kitchen is a true highlight, equipped with top-of-the-line Miele appliances including dual dishwashers, a gas cooktop with professional range hood, wall oven, and a speed oven (microwave). Quartz countertops, classic subway tile backsplash, under-cabinet lighting, and a large seating area overlooking the backyard make this kitchen as functional as it is stylish. A dedicated dining room sits adjacent to the kitchen. Two spacious bedrooms share a main floor bathroom finished with timeless hex tile and an updated vanity. At the back of the home, the entry and staircase placement create the potential to develop a suite in the basement (subject to City of Calgary approval). The lower level is already developed with a rec area, office, laundry room, playroom or gym (formerly a secondary kitchen - electrical is still in place), and guest quarters (note: no egress window). Step outside to a landscaped backyard with lush grass, a large patio, BBQ gas line, and even a climbing wall play structure. An insulated, oversized double garage adds convenience



and value. Live in Crescent Heights—one of Calgary’s most sought-after inner-city communities, known for its walkability, Rotary Park, proximity to downtown, and vibrant amenities. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish bungalow.

Built in 1942

Essential Information

MLS® #	A2261687
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.14
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	320 10 Avenue Ne
Community	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home,
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	Quartz Counters, Recessed Lighting, Storage
Appliances	Built-In Oven, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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