

# \$449,000 - 2536 10 Avenue Se, Calgary

MLS® #A2221563

**\$449,000**

4 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

I'm sure to have the perfect investment property for you. Explore this income-generating semi-detached house containing a legal basement suite. Both tenants would like to stay. The property is located close to the Deerfoot Trail with easy access to downtown via near Franklin C-Train station. The bi-level house features large windows in the basement. The main floor contains two bedrooms, large living and dining rooms, and an updated five years ago kitchen. The basement suite has another two bedrooms, a large living room and a sizeable kitchen. All windows were replaced five years ago, both washers were purchased last year, and the 50-gallon hot water tank was installed in March 2021. There are two parking stalls in the back of the house, plus plenty of parking on the street. The roof was re-shingled approximately eleven years ago. Reserve your viewing today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2221563  |
| Price          | \$449,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 931       |
| Acres          | 0.07      |



|            |                        |
|------------|------------------------|
| Year Built | 1980                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2536 10 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0C1                      |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Off Street, On Street, Rear Drive |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home                                 |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Living Room, Wood Burning                                          |
| Has Basement      | Yes                                                                |
| Basement          | Full, Suite                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 1              |

Zoning R-CG

Listing Details

Listing Office RE/MAX Complete Realty

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