

# \$599,900 - 2528 10 Avenue Se, Calgary

MLS® #A2237187

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,768 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

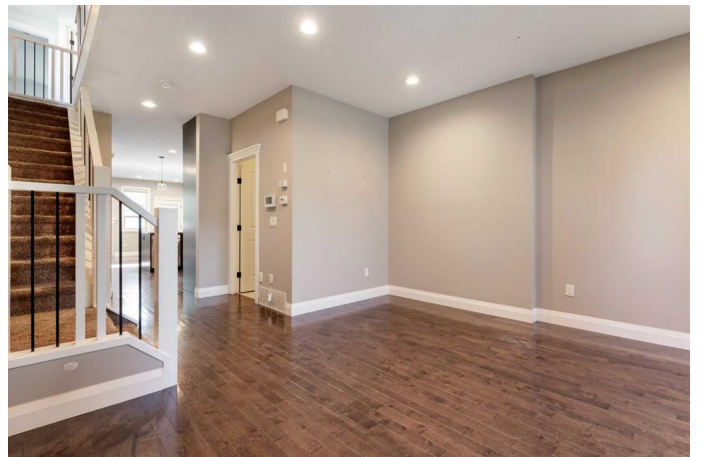
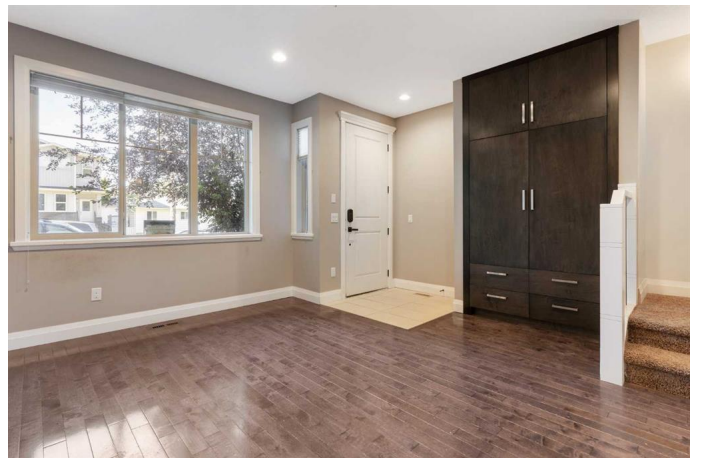
Welcome to this well-maintained two-storey home in the inner-city community of Albert Park. Built in 2013, this home offers over 1,700 sqft of living space with quality finishes throughout.

The main floor features hardwood flooring and a bright, open layout. The kitchen includes custom-built maple cabinets, granite countertops, under-cabinet lighting, and stainless steel appliances. It flows seamlessly into the cozy family room with a gas fireplace, creating an inviting space for gatherings.

Upstairs, you'll find three spacious bedrooms and a thoughtfully designed laundry area. The primary suite features a walk-in closet, three-piece ensuite, and a private balcony with city and mountain views. The two additional bedrooms each include built-in custom closets and share a four-piece bathroom.

The fully finished basement offers a separate entrance and its own laundry area. It features a large bedroom with built-in closets, a full kitchen, three-piece bathroom, and a comfortable living room, ideal for extended family, guests, or other uses.

Enjoy summer evenings around the fire pit in the fully fenced backyard, along with a double detached garage. With quick access to downtown, the LRT, schools, and major routes, this home is just a 3-minute drive to



Max Bell Centre, 5 minutes to the Calgary Zoo, and under 10 minutes to downtown. An excellent opportunity to own a spacious inner-city home in an established neighbourhood.

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237187    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,768       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2528 10 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0C1                      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Central Vacuum |
| Appliances        | Electric Range |

|                 |                                |
|-----------------|--------------------------------|
| Heating         | Central                        |
| Cooling         | Central Air                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas                            |
| Has Basement    | Yes                            |
| Basement        | Exterior Entry, Finished, Full |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard |
| Lot Description   | Back Yard                       |
| Roof              | Shingle                         |
| Construction      | Vinyl Siding                    |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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