

# \$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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.