

# \$1,249,000 - 8240 10 Street Sw, Calgary

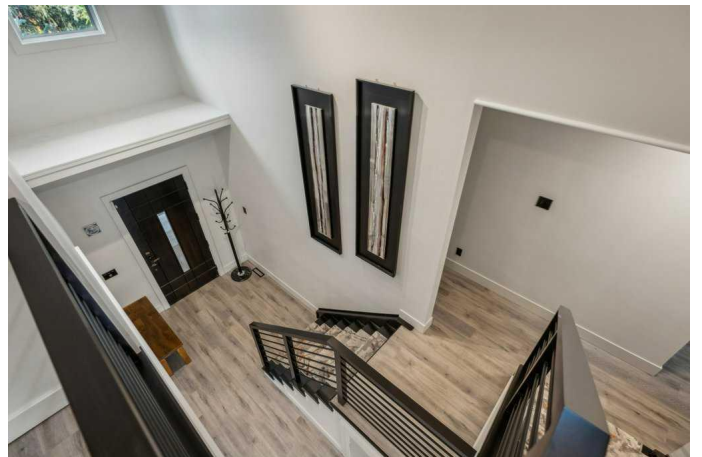
MLS® #A2171275

**\$1,249,000**

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	\$1,249,000
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	Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, 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	60
Zoning	R-C1

### **Listing Details**

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

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.