# \$1,099,900 - 8240 10 Street Sw, Calgary

MLS® #A2230305

### \$1,099,900

6 Bedroom, 4.00 Bathroom, 2,369 sqft Residential on 0.15 Acres

Chinook Park, Calgary, Alberta

Step into this architecturally inspired gem, a beautifully renovated 6-bedroom, 4-bathroom home that perfectly balances contemporary style with everyday comfort. From the moment you enter the bright, two-storey foyer, you'II feel the sense of space and sophistication that sets this property apart.

The main level has been completely transformed, featuring an updated kitchen with striking blue cabinetry, quartz countertops, and modern fixtures – a true showstopper for any home chef. The open-concept layout flows effortlessly into the dining and living areas, where large windows bathe the space in natural light and a see-through gas fireplace adds warmth and ambiance.

Step outside to your private backyard retreat, framed by mature trees and designed for both relaxation and entertainment. Whether you're hosting on the deck and terrace, soaking in a hot tub, or simply enjoying the serenity, this outdoor space is a true extension of your living area.

Upstairs, you'II find a generous primary suite complete with a 4-piece ensuite and a massive walk-in closet. A second bedroom (currently a home gym) and a full 3-piece bath round out this level. The third floor adds flexibility with three more bedrooms, one currently set up as a large home office – perfect for remote work, creative pursuits, or







family needs.

The lower level offers a cozy family room, laundry, another 3-piece bath, and direct access to the mudroom and oversized double detached garage. The fully finished basement adds even more versatility with a sixth bedroom, additional living room, full bathroom, and storage – a fantastic option for guests, a live-in Nanny or Mother-in-Law, or a potential completely separate living space.

With newer roofing, furnaces, hot water tanks, and fresh paint and flooring throughout, this home is move-in ready and built to last. Ideally located close to Glenmore Reservoir, Rockyview Hospital, transit, schools, and parks, this is more than a home – it's a lifestyle.

Modern updates. Thoughtful design. Endless possibilities. Welcome home.

Built in 1959

#### **Essential Information**

MLS® # A2230305 Price \$1,099,900

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, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Disposal

Heating High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Double Sided

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Private, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed July 10th, 2025

Days on Market 7

Zoning H-GO

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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