

# \$1,199,000 - 8240 10 Street Sw, Calgary

MLS® #A2214121

**\$1,199,000**

6 Bedroom, 4.00 Bathroom, 2,369 sqft

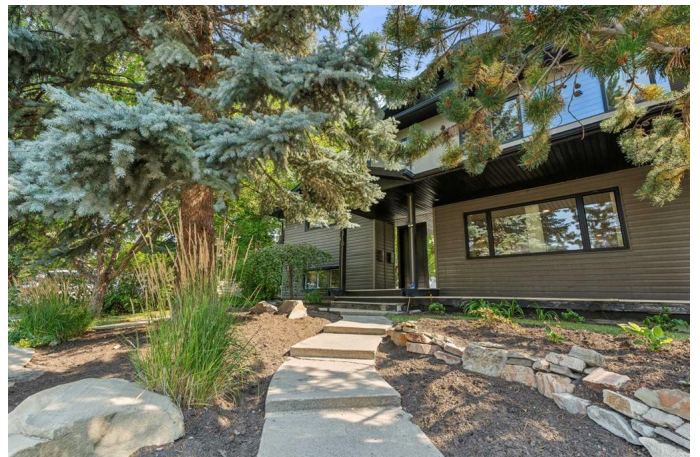
Residential on 0.15 Acres

Chinook Park, Calgary, Alberta

\*\*\*OPEN HOUSE - SAT. APR. 26 -

1:30-3:30PM\*\*\* Welcome to Chinook Park.

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 upgraded and freshly renovated 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. Easy access to Glenmore Reservoir, Rockyview Hospital, Transit, Schools, Parks and more.

Built in 1959

### **Essential Information**

MLS® #	A2214121
Price	\$1,199,000
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, 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	Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	2
Zoning	H-GO

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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