

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

MLS® #A2214121

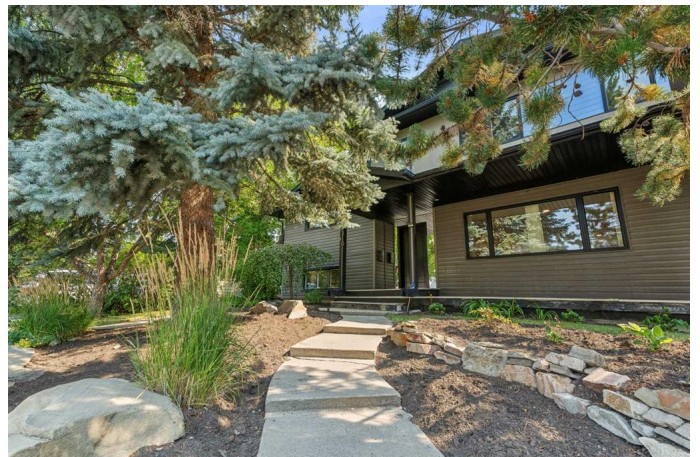
**\$1,199,000**

6 Bedroom, 4.00 Bathroom, 2,369 sqft

Residential on 0.15 Acres

Chinook Park, Calgary, Alberta

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, 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 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 52  
Zoning H-GO

### Listing Details

Listing Office RE/MAX iRealty Innovations

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