

\$1,049,000 - 302 10a Street Nw, Calgary

MLS® #A2085948

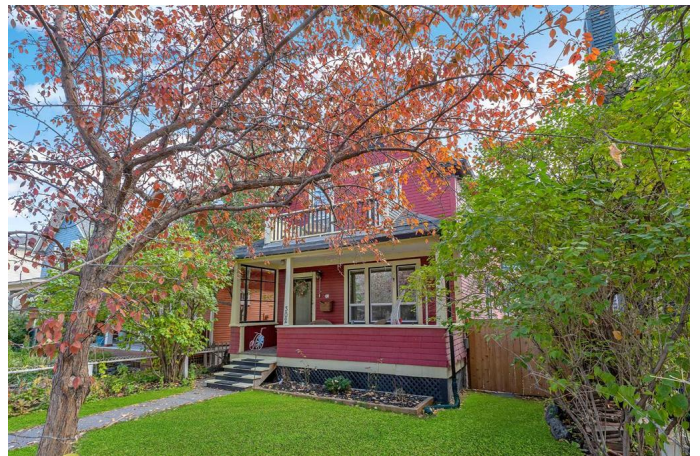
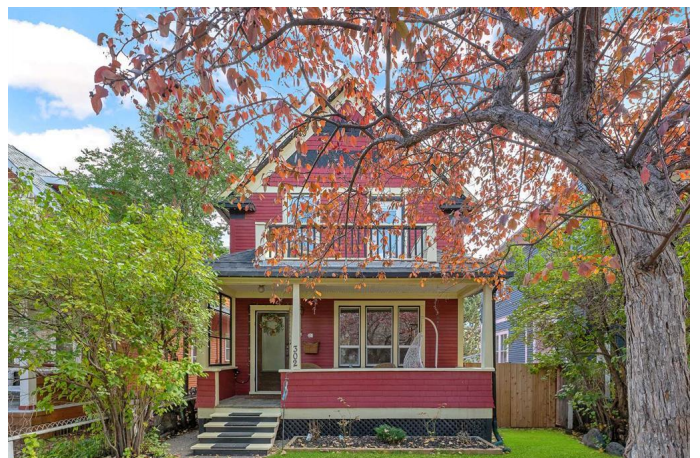
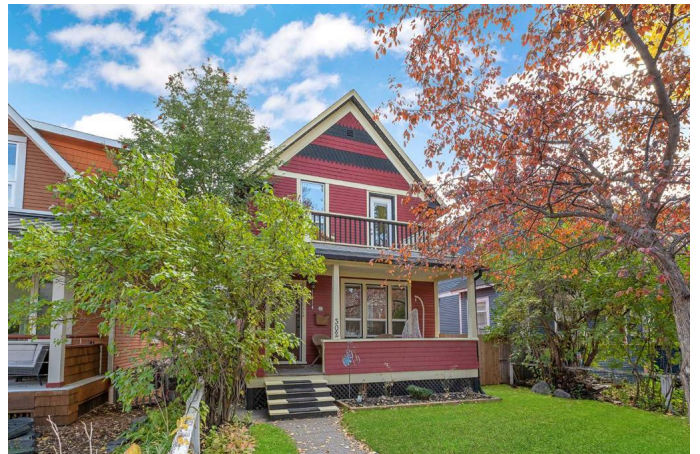
\$1,049,000

4 Bedroom, 3.00 Bathroom, 1,583 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

This meticulously renovated century-old two-story residence exudes a timeless charm that is truly captivating. Nestled on a picturesque tree-lined street in the heart of Hillhurst, it's a home that effortlessly blends the old-world allure with modern sophistication. Step inside and be greeted by the warm embrace of cherry hardwood flooring gracing the entire main floor. The kitchen is a culinary masterpiece, featuring slate countertops, cherry cabinets, and a top-of-the-line AGA 5-burner gas stove, convection oven, and a convenient warming oven. Abundant natural light bathes the main floor thanks to a thoughtfully designed wall of energy-efficient windows that frame a very private, fully fenced yard. Outside, you'll discover expansive tiered decks and garden box planters, perfect for outdoor enjoyment on the south side of the house. Entertain guests in the elegant living room with French doors or host formal dinners in the inviting dining room on this level. Practicality meets style with the addition of a 2-piece powder room and a convenient mud area, completing the main floor. Ascending to the second level, you'll find the primary bedroom, a true retreat complete with a 4-piece ensuite boasting heated slate floors and a luxurious steam shower. Finishing the second level, are 2 additional bedrooms, each adorned with hardwood floors (one offering access to a private balcony), complemented by a 4-piece main bath with heated tile floors and a charming retro clawfoot tub. The fully



developed basement beckons with a spacious family/media room and a fourth bedroom featuring a sink/vanity and egress window. Practicality is not overlooked, with a dedicated laundry room and a utility room housing a high-efficiency furnace and vented hot water tank. The location is truly a gem, situated within a highly sought-after school district. Just steps away, you'll find trendy Kensington shops and restaurants, and you can easily walk to Riley Park, the LRT, Bow River pathways, and downtown. Additionally, SAIT, the U of C, Foothills Hospital, and Children's Hospital are all just a short drive away.

Built in 1912

Essential Information

MLS® #	A2085948
Price	\$1,049,000
Sold Price	\$927,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.09
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	302 10a Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1W6

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, French Door, Kitchen Island, Soaking Tub, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	March 4th, 2024
Days on Market	150
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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