

\$2,098,000 - 1931 10 Street Sw, Calgary

MLS® #A2102244

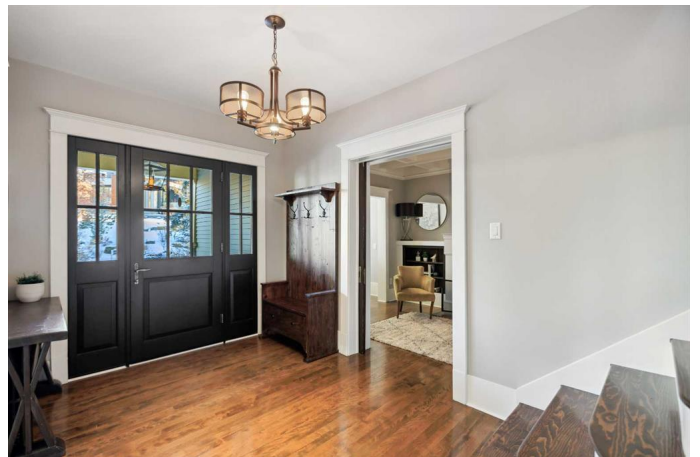
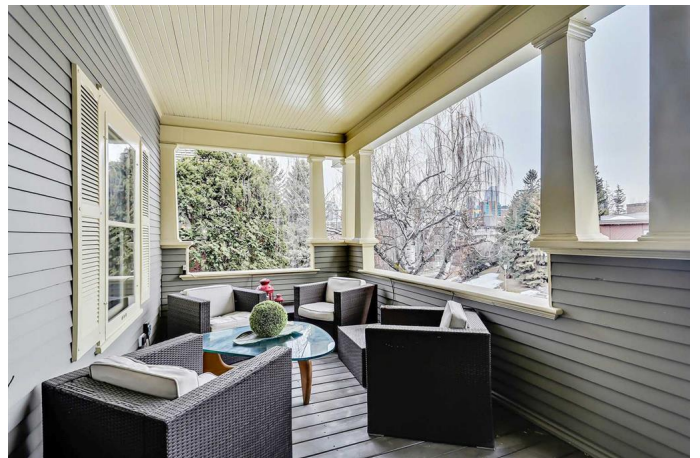
\$2,098,000

4 Bedroom, 5.00 Bathroom, 2,879 sqft

Residential on 0.15 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to this stunning Craftsman residence nestled in the heart of Upper Mount Royal, meticulously revitalized and maintained through a renovation/restoration collaboration between Modernista Homes and Debicki Speta Design. Boasting almost 4000 sq/ft of meticulously crafted living space, this home, with its timeless character, now seamlessly combines period charm with the reliability of a new build. No detail has been overlooked in the comprehensive upgrades, which include new sewer, full electrical, roof and interior finishes. The wow factor begins outside where you can enjoy your morning coffee on the covered and elevated front porch that faces nothing but mature trees. The home maintains character with features such as hardwood floors and beamed ceilings. Step into the heart of the home – a gourmet kitchen featuring Italian Marble countertop and backsplash, a 6-burner WOLF gas range, a MIELE coffee station, and a cozy breakfast nook, and ample storage. Upstairs is home to convenient laundry facilities, three generously sized bedrooms, a 3-piece bathroom, a luxurious 4-piece ensuite - both bathrooms offer heated floors adding an extra touch of luxury. The primary bedroom submerged in gentle, ambient light, exudes a serene ambiance for relaxation and rejuvenation. The ensuite showcases a perfect harmony of character and modernity, with a rustic dual vanity and marble shower, adding a sophisticated touch to this private space. The third floor presents an ideal



opportunity for those seeking versatile space. Presently configured as a multi-use loft, this floor offers the flexibility to serve as the primary bedroom if desired, with two spacious closets, a well-appointed 3-piece bathroom, and a large window framing captivating eastern downtown views featuring the Calgary Tower, Bell Music Center, Telus Sky, and the picturesque Calgary skyline. Whether utilized as a loft, bedroom, office, or playroom, the options for this third-floor space are limitless. The fully developed basement with hydronic heating is an entertainer's dream, featuring a home theatre, a full bar equipped with a SUB ZERO ice machine, a wine room, and an additional bath. The private deck and west facing backyard, as well as an oversized heated double garage are just some of the many conveniences offered in this home. With every aspect meticulously addressed, this property stands as a testament to the seamless fusion of classic elegance and contemporary comfort in the perfect location with quiet streets, close community feel, MRCA Park, schools, and close to the action on 17th Ave while retaining privacy in an upscale neighbourhood.

Built in 1914

Essential Information

MLS® #	A2102244
Price	\$2,098,000
Sold Price	\$1,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,879
Acres	0.15
Year Built	1914

Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	1931 10 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3G2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Gated, Heated Garage

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Hot Water, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Irregular Lot, Landscaped, Underground Sprinklers, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	April 10th, 2024
Days on Market	82
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Plintz Real Estate

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