

# \$1,259,000 - 1905 10 Street Sw, Calgary

MLS® #A2144720

**\$1,259,000**

5 Bedroom, 4.00 Bathroom, 2,781 sqft

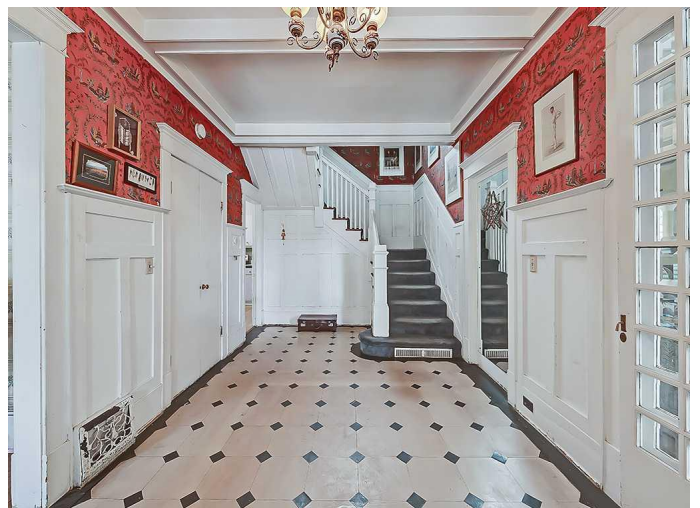
Residential on 0.13 Acres

Lower Mount Royal, Calgary, Alberta

ATTENTION INVESTORS || Now available in the highly sought after community of LOWER MOUNT ROYAL. This charming circa 1910 home is now available. This M-C2 (124 X 47 FT) lot is perfect for a multi family building, potential Reno, or any other new development!! Cared and lived in for over 47 years this home has many beautiful and unique features including FIVE bedrooms and FOUR bathrooms, a large open and bright living area with a victorian gas fire place, oversized baseboards, leaded windows and a gorgeous corner office. The home also features beautiful original hardwood flooring. The lower level is fully finished with a kitchen and 2 large storage spaces along with a bedroom and bathroom! This home carries a ton of history and memories and is truly a unique gem in the community. As you make your way outside you will find a MASSIVE UPPER DECK over the garage perfect for outdoor summer lounging. The backyard is very quiet with lots of gardens and trees along with a "summer house" which features 3 built in beds, fully wired with screens and windows! You are only minutes to shopping on 17th, boutique stores, dining and so much more! This home will not last long being priced UNDER city assessment so book your showing before it's gone.

Built in 1932

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2144720    |
| Price          | \$1,259,000 |
| Sold Price     | \$1,030,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,781       |
| Acres          | 0.13        |
| Year Built     | 1932        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1905 10 Street Sw |
| Subdivision | Lower Mount Royal |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 3G2           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Additional Parking, Double Garage Attached, Driveway |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Chandelier, French Door |
| Appliances        | Oven, Refrigerator, Stove(s), Washer/Dryer            |
| Heating           | Electric, Forced Air                                  |
| Cooling           | None                                                  |
| Fireplace         | Yes                                                   |
| # of Fireplaces   | 1                                                     |
| Fireplaces        | Family Room, Gas                                      |
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Garden, Other                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Garden |
| Roof              | Asphalt Shingle                          |
| Construction      | Concrete, Wood Siding                    |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2024 |
| Date Sold      | July 29th, 2024 |
| Days on Market | 33              |
| Zoning         | M-C2            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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