

\$2,550,000 - 1920 10a Street Sw, Calgary

MLS® #A2161438

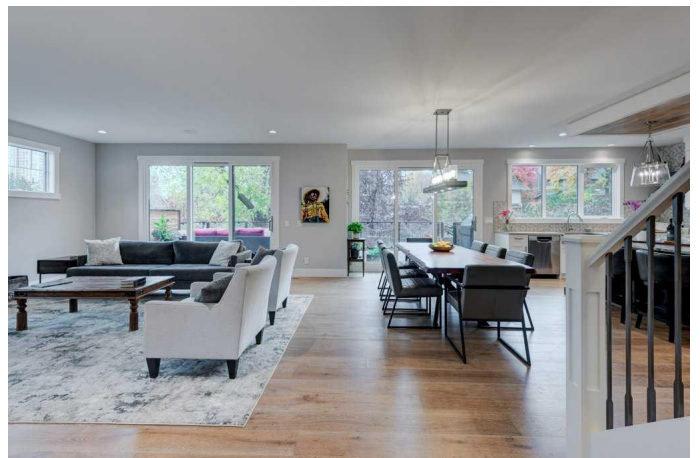
\$2,550,000

4 Bedroom, 5.00 Bathroom, 3,203 sqft

Residential on 0.16 Acres

Upper Mount Royal, Calgary, Alberta

Custom-built, luxurious Craftsman-style residence is ideally situated close to 17th Ave and downtown Calgary, offering downtown views and the perfect blend of urban convenience and serene privacy. Nestled on a beautifully treed, 50' x 140' private lot, this exquisite home features a rare triple attached heated garage and a charming front porch that spans the entire width of the house. Step inside to discover a thoughtfully designed layout, where elegance meets comfort. Expansive entrance leads to a large family retreat with spacious living room with gas fireplace, open to informal dining and a kitchen to entice the inner chef. Custom kitchen makes entertaining a pleasure with full set of stainless-steel appliances including a gas cook top, double wall oven, plenty of counter space, large island with prep sink and custom metal hood fan. Walk out access to a spacious entertaining size deck with city views, surrounded by greenery nestled in your own personal oasis. The upper floor boasts three spacious bedrooms, each with its own ensuite, providing ultimate privacy and convenience. The master suite offers a tranquil retreat with breathtaking views of downtown Calgary. Relax in the master ensuite with heated floors, walk-in shower, separate soaker tub and his and hers vanities. Through the master ensuite, you will conveniently find the walk-in closet with cleverly organized built ins. Two additional spacious bedrooms each with their own full ensuites with heated floors. The fully



developed walkout basement with heated floors is a true haven, complete with a bar and entertaining nook, large recreation room, space for a fully equipped gym, a spa-like bath with steam shower, and a fourth bedroom, perfect for guests or extended family. Easy walking access to the wonderful amenities of 17th avenue with a wide range of restaurants, shops and cafes. All levels of schools are within walking distance, including acclaimed Western Canada High. Don't miss the opportunity to make this stunning property your own!

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2161438 |
| Price | \$2,550,000 |
| Sold Price | \$2,475,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,203 |
| Acres | 0.16 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Sold |

Community Information

| | |
|-------------|--------------------|
| Address | 1920 10a Street Sw |
| Subdivision | Upper Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3K1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Aggregate, Front Drive, Heated Garage, Insulated, Oversized, Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating | In Floor, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Masonry |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 3rd, 2024 |
| Date Sold | September 29th, 2024 |
| Days on Market | 26 |
| Zoning | DC (pre 1P2007) |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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