



1920 10A Street, Calgary T2T 3K1

MLS®#: **A2161438** Area: **Upper Mount Royal** Listing Date: **09/03/24** List Price: **\$2,550,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **7,018 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,203**
 Low Sqft:
 Ttl Sqft: **3,203**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Many Trees,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Aggregate,Front Drive,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Ceramic Tile,Concrete,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	13`8" x 10`8"	Dining Room	Main	15`2" x 13`11"
Kitchen	Main	19`8" x 13`4"	Breakfast Nook	Main	19`8" x 8`8"
Living Room	Main	19`3" x 17`0"	Bedroom - Primary	Second	16`8" x 14`1"
Bedroom	Second	13`6" x 13`4"	Bedroom	Second	13`5" x 12`11"
Laundry	Second	7`10" x 7`4"	Bedroom	Lower	16`9" x 12`8"

Exercise Room
6pc Ensuite bath
3pc Ensuite bath
2pc Bathroom

Lower
Second
Second
Main

15`5" x 10`11"
16`0" x 13`0"
0`0" x 0`0"
0`0" x 0`0"

Game Room
4pc Ensuite bath
4pc Bathroom

Lower
Second
Lower

25`9" x 15`9"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

179R

Zoning:
DC (pre 1P2007)

Remarks

Pub Rmks: **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!**

Inclusions: **Sonos Amps and ceiling speakers,**
Property Listed By: **Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









