



THE
A-TEAM

**RE/MAX
FIRST**

227 10A Street, Calgary T2N 1W7

MLS®#: **A2183672**

Area: **Hillhurst**

Listing Date: **12/18/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**
Lot Information
Lot Sz Ar: **3,735 sqft**
Lot Shape: **30 x 125**

Finished Floor Area
Abv Sqft: **1,726**
Low Sqft:
Ttl Sqft: **1,726**

DOM

3
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane, Landscaped**
Park Feat: **Off Street, Stall**

Utilities and Features

Roof: **Rubber**
Heating: **In Floor, Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Siding**
Flooring: **Hardwood, Linoleum, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Window Coverings**
Int Feat: **Ceiling Fan(s), High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 25`9"
Kitchen	Main	19`3" x 10`3"
Bedroom - Primary	Second	19`6" x 13`10"
Bedroom	Second	12`5" x 10`0"
Bedroom	Basement	10`8" x 11`7"
3pc Ensuite bath	Basement	

Room	Level	Dimensions
Dining Room	Main	19`2" x 12`5"
Foyer	Main	7`11" x 11`3"
Bedroom	Second	12`8" x 10`4"
5pc Bathroom	Second	
Furnace/Utility Room	Basement	18`1" x 31`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG

5609J

Remarks

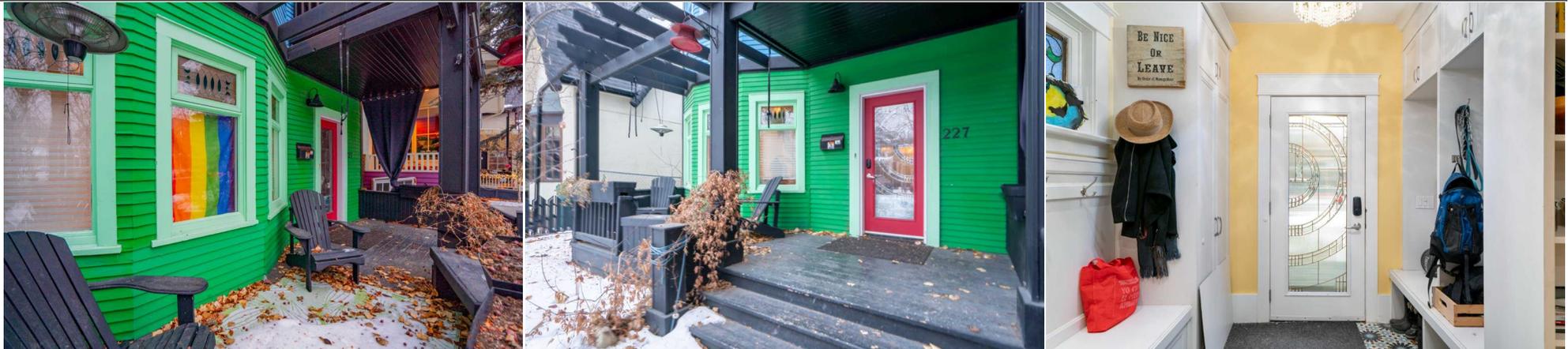
Pub Rmks:

This unique gem of a century home resides on a classic, quiet, tree-lined street in the heart of historic Kensington, a 2-storey 4-bedroom house offering 2568 sq ft total and epitomizing the community's charms, effortlessly blending old-world allure with modern sophistication. The location is unequalled, on a street closed to traffic at one end that fosters a vibrant, close-knit community spirit, hosting an annual street sale, streetwide parties, holiday gatherings, & Calgary's only Accessible Halloween. Just steps away from trendy Kensington boutiques & diverse dining options; pubs, cafes & bakeries; and easy walking distance to Riley Park, LRT, & river pathways -- perfect for an active, healthy downtown lifestyle in a calm, leafy setting. This meticulously renovated residence exudes a timeless charm that is truly captivating. The broad front porch with pergola is ideal to relax & greet neighbours. Situated on a 30 x 125' lot, the home is lovingly maintained & upgraded, with retained heritage features including original stained glass windows, door casings & crown mouldings. A spacious foyer offers ample storage & opens to a perfect layout for comfort & style, greeted by the warm embrace of new maple hardwood flooring, with 9' ceilings adding to the open & airy ambiance, creating an inviting atmosphere ideal for entertaining or unwinding. The spacious living room features a bay window & adjacent open dining room, with an enchanting period fireplace and abundant natural light from the south-facing windows, exuding warmth and elegance. A massive family room/dining area overlooks the backyard, a perfect spot to enjoy meals and entertain. The extremely spacious kitchen offers loads of cupboards & awaits your creative ideas. The upper floor features recently installed wood floors, an updated 5-piece bathroom with in-floor heating, a massive primary bedroom with a full wall closet and a private balcony offering uninterrupted city views. There are 2 additional bedrooms, one with an expansive west-facing private balcony. Two stairways and a side door lead to the finished basement, with egress windows, laundry area, work room, ample storage, plus a 4th bedroom with oversized windows & a full bathroom featuring heated floors and multi-fixture showpiece shower, ideal for in-laws & guests. There are many upgrades throughout, including windows, bathrooms, electrical, mechanical, on-demand hot water, High-efficiency Carrier furnace, rubber roof & soffits. The west-facing fully fenced yard offers a large composite rear deck with Duradeck & pergola, great for gatherings, relaxation, BBQs & dining. Find raised garden boxes, majestic mature trees, an in-ground trampoline, & an exceptional 165 sq ft heated accessory building (ideal as an office or hobby room) with RI bathroom. RV Parking off the laneway. Lovingly cared for, maintained & upgraded, this home is ready to move in & offers an excellent opportunity for those looking to reside in Calgary's most sought-after neighbourhood.

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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













227 10A St NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1725.53 sq ft



With regions and enclosed from their floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

SI GUIDE