



THE
A-TEAM

**RE/MAX
FIRST**

1915 10 Street, Calgary T2T 3G2

MLS® #: **A2195626**

Area: **Upper Mount Royal**

Listing Date: **03/03/25**

List Price: **\$2,190,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1914**

Lot Information

Lot Sz Ar: **13,551 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,880**
Low Sqft:
Ttl Sqft: **3,880**

DOM

8

Layout

Beds: **2 (2)**
Baths: **3.0 (3 0)**
Style: **3 (or more) Storey**

Parking

Ttl Park: **6**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
Park Feat: **Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	23`10" x 8`0"
Den	Main	13`8" x 8`11"
Living Room	Main	14`3" x 19`4"
4pc Bathroom	Main	6`10" x 5`10"
Kitchen	Upper	9`10" x 8`0"
4pc Bathroom	Upper	5`1" x 8`3"
Storage	Upper	6`11" x 12`9"
4pc Bathroom	Upper	8`8" x 4`11"
Kitchen	Upper	12`7" x 8`8"
Flex Space	Upper	15`6" x 14`1"

Room	Level	Dimensions
Dining Room	Main	15`6" x 18`0"
Kitchen	Main	15`8" x 8`4"
Family Room	Main	13`9" x 14`6"
Media Room	Upper	14`0" x 14`8"
Laundry	Upper	2`6" x 4`1"
Bedroom	Upper	10`0" x 11`10"
Storage	Upper	12`10" x 5`5"
Dining Room	Upper	11`10" x 7`9"
Bonus Room	Upper	8`0" x 17`4"
Bedroom	Upper	9`2" x 14`7"



