

1915 10 Street, Calgary T2T 3G2

List Price: **\$2,190,000** MLS®#: A2195626 Area: **Upper Mount Royal** Listing 03/03/25

Status: Active Calgary Change: None Association: Fort McMurray County:

Date:

General Information

Prop Type: Sub Type: City/Town: Calgary

Year Built: 1914 Lot Information

Lot Sz Ar: Lot Shape: 13,551 sqft

Access:

Lot Feat: Park Feat:

Ouad or More Detached

Residential Detached

Finished Floor Area Abv Saft:

Low Sqft:

Back Lane, Back Yard, Level, Rectangular Lot

Carpet, Hardwood, Linoleum

Construction: **Wood Frame**

Water Source: Fnd/Bsmt: **Poured Concrete**

Flooring:

Ttl Sqft: 3.880

3,880

Ttl Park:

2 (2)

6

3.0 (3 0)

3 (or more) Storey

Garage Sz:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

8

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air Sewer:

Ext Feat: None

No Animal Home, No Smoking Home Int Feat:

Utilities:

Kitchen Appl:

Room Information

Room Level **Dimensions** Room <u>Level</u> Dimensions **Entrance** Main 23`10" x 8`0" **Dining Room** Main 15`6" x 18`0" Den Main 13`8" x 8`11" Kitchen Main 15`8" x 8`4" **Living Room** Main 14`3" x 19`4" **Family Room** 13`9" x 14`6" Main 4pc Bathroom Main 6`10" x 5`10" Media Room Upper 14`0" x 14`8" Kitchen 9'10" x 8'0" Laundry 2`6" x 4`1" Upper Upper 4pc Bathroom Upper 5`1" x 8`3" **Bedroom** 10`0" x 11`10" Upper Storage Upper 6`11" x 12`9" Storage Upper 12`10" x 5`5" 4pc Bathroom Upper 8'8" x 4'11" **Dining Room** Upper 11`10" x 7`9" Kitchen Upper 12`7" x 8`8" **Bonus Room** Upper 8'0" x 17'4" Flex Space Upper 15`6" x 14`1" **Bedroom** Upper 9`2" x 14`7"

Legal/Tax/Financial

Title: Zoning: Fee Simple DC

Legal Desc: 179R

Remarks

Pub Rmks:

This rare .3 acre lot presents a unique opportunity to invest in the lucrative neighborhood of Mount Royal. The current owner is willing to consider conditional offers subject to the demolition and/or subdivision of the property. The options to purchase would encompass the entire .3 acre lot, one subdivided lot or both subdivided lots. The choice is yours! The home is being sold in as-is condition and is not in a livable state. Steeped in Calgary's history this prestigious & family friendly community of Mount Royal is home to many parks/greenspaces & boasts some of the Finest Residences in the City. Walkable to William Reid, Earl Grey, Montessori & Western Canada schools, The Glencoe Club, Downtown & Shops/Restaurants of 17th Ave. & 4th Street SW.

Inclusions: n

Property Listed By: **RE/MAX iRealty Innovations**

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













