# \$879,900 - 234 10a Street Nw, Calgary

MLS® #A2191903

## \$879,900

3 Bedroom, 2.00 Bathroom, 1,346 sqft Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

This charming century home, located on a quiet, tree-lined street in Historic Kensington is a 2-storey home blending classic charm with modern sophistication. Exceptional location situated on a gated cul-de-sac that promotes a close knit community atmosphere. This street hosts an annual sale, community wide events, holiday gatherings and Calgary's Annual Accessible Halloween Event. Located moments away are a wide variety of pubs, cafes, bakeries, gyms, and shopping as well as Riley park and transit and close to river pathways, promoting a great inner-city lifestyle. The front porch is ideal for relaxing and greeting neighbors, while the back deck provides privacy for unwinding, perfect for entertaining. With 9 foot ceiling throughout the main floor, the open concept living/dining area features a beautiful brick wood-burning fireplace. The upgraded kitchen has a large granite island, modern appliances including a gas stove and walk-in pantry. The upper floor features a massive primary bedroom with walk-in closet, as well as a second bedroom. The updated bathroom has a tiled shower and a historical cast-iron claw-foot tub. Additional upgrades include on-demand hot water, water softener and central vac. The basement features one finished room, perfect for a bedroom or office as well as built in workbench and a large storage area. This basement also features walk-out to the backyard, a rarity in Hillhurst! The garage is a massive oversized double. This century home has been lovingly





cared for maintained and upgraded, and is ready to move into for someone looking for the perfect inner-city lifestyle in the most desired neighbourhood in Calgary!

#### Built in 1913

#### **Essential Information**

MLS® # A2191903 Price \$879,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1

Half Baths 1

Square Footage 1,346 Acres 0.09 Year Built 1913

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 234 10a Street Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2N 1W6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Off Street, Oversized

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows,

Separate Entrance

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave,

Refrigerator, Washer, Windo

Refrigerator, Water Softener

Heating High Efficiency, Fireplace(s),

Yes

Cooling None

# of Fireplaces 1

Fireplaces Wood Burning, Family Room

Has Basement Yes

Basement Exterior Entry, Full, Walk-Up



#### **Exterior**

Fireplace

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Landscaped, Street Lighting, Treed,

Front Yard

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

#### Additional Information

Date Listed February 5th, 2025

Days on Market 65

Zoning M-CG

## **Listing Details**

Listing Office eXp Realty

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