



1928 10A Street SW
Calgary, Alberta

MLS # A2304456



\$1,929,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,068 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Tandem		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Back Lane,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, French Door, No Animal Home, No Smoking Home, Soaking Tub, Wired for Sound		

Inclusions: Art Gallery on Stairwell, Buddha in Garden,

Discretely built into a Mount Royal hillside, this property is a jewel for those seeking a distinguished residence in an established neighbourhood. The home was rebuilt to the highest standard using the highest quality finishing materials. Interior design by Paul Levoie showcases outstanding features including hidden cabinetry, distinctive lighting, interesting fireplace surrounds and vaulted ceilings. The décor is a curated blend of Contemporary and Traditional elements, with a design that is enduring and timeless. The MAIN LEVEL presents a two story foyer with a gorgeous chandelier, open plan living and dining area, kitchen with top of line appliances, sun filled breakfast nook overlooking the garden, full bath and two bedrooms (one bedroom is used as an office). A cozy den with gas fireplace completes this level. The UPPER LEVEL is devoted to the Primary Oasis, offering a spacious bedroom, two walk-in closets and the most amazing ensuite - a true luxury spa with in-floor heat, twin vanities, dressing table, glass shower and a free standing soaker tub with views that embrace tree tops and the city centre. The LOWER WALK OUT LEVEL provides great extra spaces with access to the attached heated tandem two car garage, media room with fitness area, fourth bedroom, full bath and laundry. Heated floors are controlled by three separate zones. Glass doors from the lower level give way to the most beautifully landscaped private retreat - a garden accentuated with mature deciduous and fruit trees, a wide assortment of perennial plantings, patio, lush lawn and a pond! Buddha resides in the pond and hopes to remain in his peaceful retreat. Lightly lived in, this notable home is a MOVE IN READY OPPORTUNITY.