GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

329 10A Street NW
Calgary, Alberta

MLS # A2315824

$1,000,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	**Age:**	1911 (115 yrs old)
Beds:	3	**Baths:**	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opene		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-CG d72
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 2 remotes, 2 TV wall mounts & 1 TV (bedroom), air conditioner, central vacuum and attachments, shelving/workbenches in garage, fire pit, compost bin, basement shelving units, remote for fireplace, 2 remotes for ceiling fans, water softener, water filtration system, reverse osmosis system, garburator, Murphy bed with mattress, 2 black flower pots outside front door

Exceptional value in one of Calgary's most sought-after inner-city neighbourhoods. Located within a desirable school district and priced exceptionally well for Kensington Village, this updated century home presents a rare opportunity for savvy buyers looking to secure a character property with extensive modern upgrades in an unbeatable location. Nestled on a tree-canopied street 1 block from Kensington’s vibrant shops, cafes, restaurants, and amenities, this home offers the perfect blend of timeless charm, modern comfort and community. Enjoy walking to Riley Park, downtown, schools, pathways, transit, and countless amenities. Originally built in 1911 with a thoughtfully added second storey in the 1990s, this home is far from a typical century property. Extensive permitted upgrades to the plumbing, electrical, HVAC, structural components, windows, and doors provide peace of mind while preserving its historic appeal. Over $150,000 in renovations and improvements were completed in 2022 and 2023 alone. The main floor features 10' ceilings, refinished hardwood floors, triple-pane windows, a bright living room with gas fireplace and built-ins, and a welcoming front entry with built-in bench seating and storage. The dining nook showcases a stunning bay window and custom storage bench, while the kitchen offers granite countertops, ceiling-height cabinetry, under-cabinet lighting, pantry pull-outs, built-in wine storage, touch faucet, central vacuum kickplate, and stainless steel appliances including an upgraded dishwasher, microwave, and convection range with built-in air fryer. Upstairs, you will find 3 bedrooms, including a spacious primary retreat with vaulted ceilings, walk-in closet, and ensuite with tiled shower and custom built-ins. One secondary bedroom features vaulted ceilings, a built-in desk, Murphy bed with transferable warranty, and custom closet

storage, while another offers luxury vinyl plank flooring and direct access to a private upper balcony overlooking the backyard. Additional upgrades since 2019 include custom window coverings, upgraded railings, spray-foamed rim joists, central air conditioning, tankless hot water, whole-home water filtration, reverse osmosis system (2025), water softener, fibre optic internet, hardwired network ports, central vacuum, upgraded 200-amp electrical service with surge protection, replacement of Poly-B plumbing with PEX, updated sewer line with backflow preventers, shingles (2014), and triple-pane windows replaced in 2020 and 2021. The reinforced basement offers excellent functionality with relocated laundry, exterior venting, sink rough-in, and walkout access to the backyard. Outside, the fully fenced yard creates a private urban retreat with a covered front patio, backyard deck and patio, upper balcony, gas BBQ hookup, gas firepit, stone pathways, flower beds, ornamental plum tree, paved alley access, and double garage. Additional features include pre-wired hot tub connections and freshly stained deck and fence (2025).

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX First. Information is believed to be reliable but not guaranteed.