



**GRASSROOTS**  
REALTY GROUP

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1925 10 Street SW  
Calgary, Alberta

MLS # A2331283



**\$1,500,000**

|           |                                                                            |        |                    |
|-----------|----------------------------------------------------------------------------|--------|--------------------|
| Division: | Upper Mount Royal                                                          |        |                    |
| Type:     | Residential/House                                                          |        |                    |
| Style:    | 2 Storey                                                                   |        |                    |
| Size:     | 2,181 sq.ft.                                                               | Age:   | 1918 (108 yrs old) |
| Beds:     | 4                                                                          | Baths: | 3                  |
| Garage:   | Double Garage Detached                                                     |        |                    |
| Lot Size: | 0.14 Acre                                                                  |        |                    |
| Lot Feat: | Back Yard, City Lot, Front Yard, Gentle Sloping, Lawn, Many Trees, No Back |        |                    |

|             |                                                                                                                                                                       |            |                 |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                               | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                        | Sewer:     | -               |
| Roof:       | Shake                                                                                                                                                                 | Condo Fee: | -               |
| Basement:   | Full                                                                                                                                                                  | LLD:       | -               |
| Exterior:   | Brick, Cedar, Concrete, See Remarks, Wood Siding                                                                                                                      | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete                                                                                                                                                       | Utilities: | -               |
| Features:   | Bookcases, Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wood Windows |            |                 |
| Inclusions: | NA                                                                                                                                                                    |            |                 |

Timeless Elegance Meets Modern Comfort in Upper Mount Royal. This beautifully preserved 1918 residence offers the perfect blend of timeless architectural charm and thoughtful modern updates, creating a home that honors its heritage while embracing today's lifestyle. Over the years, the home has been extensively updated with quality improvements, including wood shingles, an Amana high-efficiency furnace, Goodman central air conditioning, 100-amp electrical service, updated windows, refinished hardwood flooring, a beautifully renovated kitchen, an updated 5-piece En suite bathroom, and a spacious two-tier west-facing deck complete with a relaxing hot tub.

From the moment you step inside, you'll be captivated by the impressive formal entry featuring rich hardwood floors and soaring 9-foot ceilings. The sun-filled living room showcases a stunning Pella bay window, elegant 10-inch baseboards, custom built-in bookcases, and a cozy gas fireplace, creating an inviting space that's perfect for both entertaining and everyday living. The formal dining room continues the home's classic appeal with beautiful built-in china cabinets, another Pella bay window, and a refinished original gas heater that serves as a charming reminder of the home's rich history. Designed with both style and functionality in mind, the renovated kitchen features oak cabinetry, granite countertops, a large central island, a panel-ready Sub-Zero refrigerator, Dacor gas range, and Miele dishwasher. The upper level offers 3 generously sized bedrooms, including a spacious primary suite with its own private en suite, along with an additional full 5 pce bathroom to comfortably accommodate family and guests. The fully developed lower level provides additional living space with a

warm and inviting family room, complete with a fireplace, making it the perfect place to unwind. Outside, the private west-facing backyard is designed for relaxation and entertaining, featuring a spacious two-tier lpa deck and hot tub&mdash;an ideal setting to enjoy Calgary's beautiful summer evenings. This is a rare opportunity to own a piece of Upper Mount Royal history while enjoying the comfort, convenience, and quality expected in today's luxury lifestyle.