



GRASSROOTS
REALTY GROUP

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2610 10 Street SW
Calgary, Alberta

MLS # A2339366



\$1,595,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,559 sq.ft.	Age:	1929 (97 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Primary Bed Frame and End Tables, Dining Room Table, Kitchen Stools, White Chest at Front Door		

Beautifully renovated by renowned designer Paul Lavoie, this exceptional three bedroom, two and a half bathroom home blends French-inspired elegance with refined modern living on one of Calgary's most picturesque, tree-lined streets. Inside, every detail has been thoughtfully considered. The bright, fully fitted kitchen is appointed with high-end appliances, including a Sub-Zero refrigerator, wine fridge and Jenn-Air gas range, complemented by a substantial granite island and three sets of French doors opening directly to the backyard. The adjoining dining room features a custom banquette, creating an intimate setting for everyday meals or entertaining. The living room is equally distinctive, with custom built-ins and a striking Zebrano-framed wood-burning fireplace, beautifully accentuating the rich oak hardwood floors found throughout the first and second levels. Upstairs, two bedrooms share a luxurious five-piece marble bathroom complete with a jetted tub. The finished lower level provides exceptional flexibility with a third bedroom, three-piece marble-clad bathroom with heated floors, laundry room and comfortable family room. Additional features include in-floor heating and central air conditioning, while the carefully curated interiors and French-inspired details create a home that feels both timeless and entirely unique. Outside your door, Mount Royal's coveted lifestyle is yours to enjoy, with Earl Grey School, the Glencoe Club and Elbow River pathways all within walking distance. The shops and amenities of 14th Street and Mission are close by, while some of Calgary's most celebrated restaurants (DOPO, Penny Crown, Our Daily Brett and Mercato) are just a short drive away. Set on a desirable lot in one of Calgary's most sought-after neighbourhoods, the property offers the opportunity to move in and enjoy as is, renovate over time,

or explore its potential for future development. Sophisticated, intimate and unmistakably special, this is a rare Mount Royal offering where exceptional design, flexibility and a premier location come together.