



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**1915 10 Street SW**  
**Calgary, Alberta**

**MLS # A2195626**



**\$2,190,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,880 sq.ft.	<b>Age:</b>	1914 (111 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

This rare .3 acre lot presents a unique opportunity to invest in the lucrative neighborhood of Mount Royal. The current owner is willing to consider conditional offers subject to the demolition and/or subdivision of the property. The options to purchase would encompass the entire .3 acre lot, one subdivided lot or both subdivided lots. The choice is yours! The home is being sold in as-is condition and is not in a livable state. Steeped in Calgary's history this prestigious & family friendly community of Mount Royal is home to many parks/greenspaces & boasts some of the Finest Residences in the City. Walkable to William Reid, Earl Grey, Montessori & Western Canada schools, The Glencoe Club, Downtown & Shops/Restaurants of 17th Ave. & 4th Street SW.