

\$879,900 - 234 10a Street Nw, Calgary

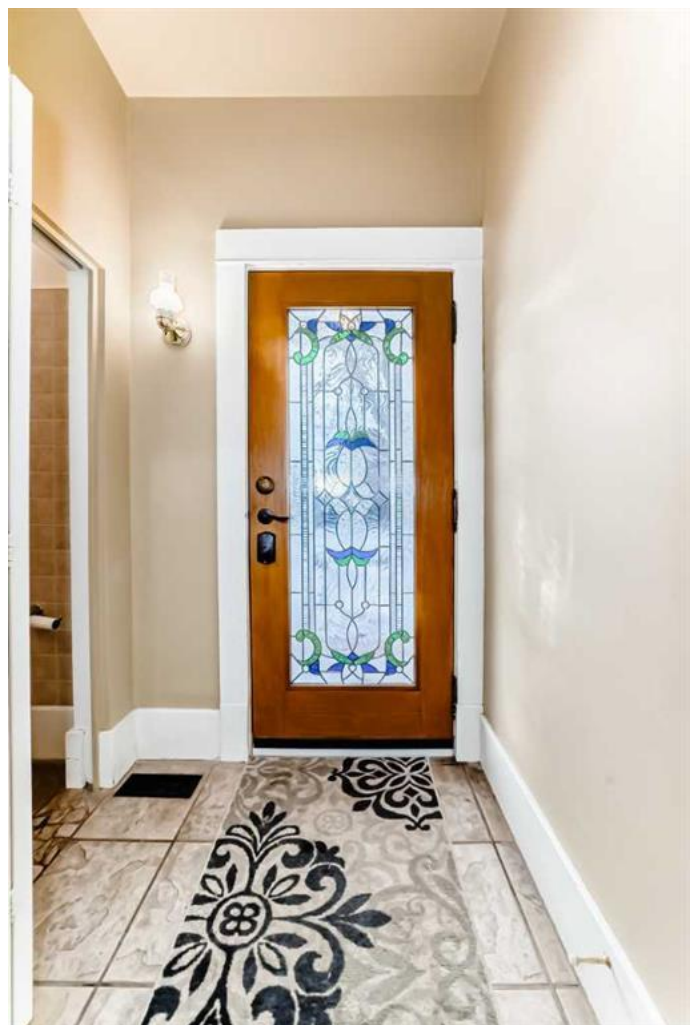
MLS® #A2191903

\$879,900

3 Bedroom, 2.00 Bathroom, 1,346 sqft
Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

This charming century home, located on a quiet, tree-lined street in Historic Kensington is a 2-storey home blending classic charm with modern sophistication. Exceptional location situated on a gated cul-de-sac that promotes a close knit community atmosphere. This street hosts an annual sale, community wide events, holiday gatherings and Calgary's Annual Accessible Halloween Event. Located moments away are a wide variety of pubs, cafes, bakeries, gyms, and shopping as well as Riley park and transit and close to river pathways, promoting a great inner-city lifestyle. The front porch is ideal for relaxing and greeting neighbors, while the back deck provides privacy for unwinding, perfect for entertaining. With 9 foot ceiling throughout the main floor, the open concept living/dining area features a beautiful brick wood-burning fireplace. The upgraded kitchen has a large granite island, modern appliances including a gas stove and walk-in pantry. The upper floor features a massive primary bedroom with walk-in closet, as well as a second bedroom. The updated bathroom has a tiled shower and a historical cast-iron claw-foot tub. Additional upgrades include on-demand hot water, water softener and central vac. The basement features one finished room, perfect for a bedroom or office as well as built in workbench and a large storage area. This basement also features walk-out to the backyard, a rarity in Hillhurst! The garage is a massive oversized double. This century home has been lovingly



cared for maintained and upgraded, and is ready to move into for someone looking for the perfect inner-city lifestyle in the most desired neighbourhood in Calgary!

Built in 1913

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2191903 |
| Price | \$879,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,346 |
| Acres | 0.09 |
| Year Built | 1913 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 234 10a Street Nw |
| Subdivision | Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 1W6 |

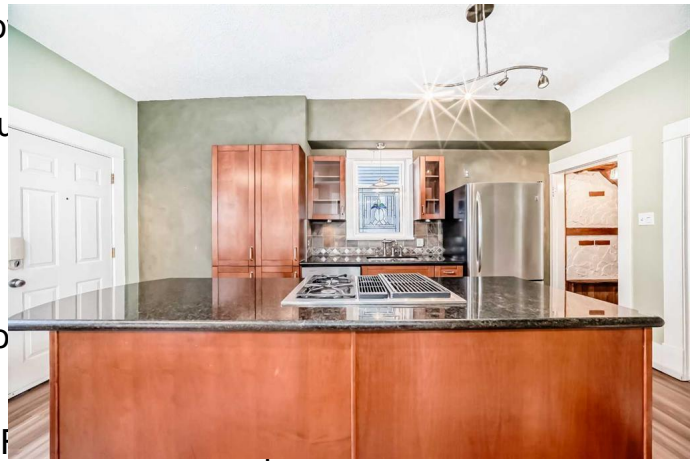
Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Off Street, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Vinyl Windows, Ceiling Fan(s), Separate Entrance |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, |

Refrigerator, Washer, Window
 Refrigerator, Water Softener
 Heating Central, High Efficiency, Natural Gas
 Cooling None
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Family Room, Masonry, Wood Burning
 Has Basement Yes
 Basement Exterior Entry, Full, Partially Finished



Exterior

Exterior Features Private Yard
 Lot Description Back Lane, Back Yard, Front Yard, Cul-De-Sac, Landscaped, Street Lighting, Treed
 Roof Asphalt Shingle
 Construction Wood Siding
 Foundation Poured Concrete

Additional Information

Date Listed February 5th, 2025
 Days on Market 57
 Zoning M-CG

Listing Details

Listing Office eXp Realty

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