

234 10a Street NW  
Calgary, Alberta

MLS # A2191903



## \$924,900

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	1913 (112 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Street Lighting,		

**Heating:** Central, High Efficiency, Fireplace(s), Natural Gas

**Water:** -

**Floors:** Hardwood, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade

**LLD:** -

**Exterior:** Wood Siding

**Zoning:** M-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows

**Inclusions:** BBQ in back yard, TVs in kitchen and primary bedroom, central vacuum and attachments

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!