

**1924 10A Street SW**  
**Calgary, Alberta**

**MLS # A2255623**



**\$2,150,000**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Upper Mount Royal                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                                     |               |                   |
| <b>Size:</b>     | 1,756 sq.ft.                                                                 | <b>Age:</b>   | 1949 (76 yrs old) |
| <b>Beds:</b>     | 2                                                                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached                                                       |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Stucco                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -               |

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Skylight(s), Smart Home, Soaking Tub, Stone Counters, Vaulted Ceiling(s)

**Inclusions:** Wine Refrigerator x2, Custom Built-In Dining Room Bench and Table, TV's

Nestled in the heart of Mount Royal, Calgary's most prestigious neighbourhood, this recently renovated bungalow is a rare offering that combines classic charm with state-of-the-art upgrades. Designed for both refined living and effortless entertaining, the home showcases bespoke craftsmanship and thoughtful details at every turn. Step inside to discover a seamless flow of warm hardwood floors leading through the elegant dining area into a designer kitchen. Outfitted with sleek white cabinetry, a Sub-Zero refrigerator, stainless steel gas range, Bosch dishwasher, tiled backsplash with under-cabinet lighting, and a skylight that bathes the space in natural light, the kitchen is both functional and timeless. The striking living room features vaulted ceilings, a gas fireplace, and 20-foot glass windows that open to serene views of the private landscaped garden. This tranquil backyard oasis, lush and meticulously designed, provides the perfect backdrop for intimate gatherings or quiet relaxation. The primary suite offers a true retreat, with expansive windows overlooking the garden and a spa-inspired ensuite adorned with tumbled marble and elegant glass finishes. A front bedroom has been cleverly designed with a custom Murphy bed, allowing the space to double as a private office with its own two-piece bathroom. On the lower level, enjoy a full lifestyle experience with a dedicated gym, sauna, cozy family room, and a custom office/tech area. Additional highlights include a brand-new Crestron smart home system for complete automation, custom lighting, drapery, and millwork throughout, an epoxy-finished garage, and a stunning sitting area with exotic wood built-ins. Just minutes from 17th Avenue's shops, restaurants, and downtown, this home combines location, luxury, and lifestyle in one of Calgary's most prestigious communities.