

1419 10 Street SW
Calgary, Alberta

MLS # A2295828



\$639,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,361 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 463
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: N/A

Rarely does a home so seamlessly blend sleek modern luxury with a warm, sun-drenched atmosphere—welcome to 1419 10 Street SW, a refined inner-city sanctuary in the heart of Calgary’s vibrant Beltline. From the moment you ascend from the foyer, you are greeted by an expansive, light-filled open-concept main floor designed for contemporary urban living. Soaring 9-foot ceilings and rich hardwood flooring create a sense of scale and sophistication throughout. The chef-inspired kitchen anchors the space, featuring premium granite countertops, stainless steel appliances, and thoughtful functionality, flowing effortlessly into an elegant dining area. Bathed in natural light, the dining space is perfect for both everyday living and entertaining, centered around a rare and charming wood-burning fireplace that adds warmth and character. The spacious living room completes the main level, offering a comfortable yet refined setting with custom built-in TV cabinetry and integrated shelving—ideal for relaxing or hosting guests. Upstairs, the same refined finishes continue into a thoughtfully designed layout prioritizing comfort and privacy. The primary retreat is exceptionally well-appointed, showcasing an expansive wall of custom built-in cabinetry and a luxurious 4-piece ensuite featuring a steam shower (updated in 2023), double vanity, and bidet for a spa-like experience. The second bedroom is impressively sized with room for a dedicated home office area—perfect for today’s flexible lifestyle. A second 4-piece bathroom with a jetted tub and quality finishes serves this level, while centrally located stacked laundry adds everyday convenience. Step outside to your private, newly re-stained deck—an inviting outdoor retreat complete with a natural gas line, ideal for effortless summer entertaining. A standout

feature of this property is the oversized, fully heated single-car garage. Currently utilized as a professional home office, this versatile space is equipped with a high-end hydronic heating system and a brand-new door, offering endless flexibility—whether as a workspace, studio, or secure parking. This home has been meticulously maintained and enhanced for year-round comfort, including triple-pane windows, premium Hunter Douglas window coverings, and numerous system updates, along with a newer roof for added peace of mind. Located in the heart of the Beltline, this home places you within walking distance of Calgary’s best amenities. From the boutiques, restaurants, and patios of 17th Avenue to nearby green spaces, the lifestyle here is truly unmatched. Enjoy the convenience of a walkable, car-optional lifestyle without compromising on luxury, space, or design.