

1925 10 Street SW
Calgary, Alberta

MLS # A2331283



\$1,500,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,181 sq.ft.	Age:	1918 (108 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gentle Sloping, Lawn, Many Trees, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Concrete, See Remarks, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wood Windows		
Inclusions:	NA		

OPEN HOUSE SATURDAY AUG, 8 12 pm to 2 pm. and Sun 1 PM to 3 pm. Welcome to 1925 10, St. SW. Timeless Elegance Meets Modern Comfort in Upper Mount Royal. This beautifully preserved 1918 residence offers the perfect blend of timeless architectural charm and thoughtful modern updates, creating a home that honors its heritage while embracing today's lifestyle. Over the years, the home has been extensively updated with quality improvements, including wood shingles, an Amana high-efficiency furnace, Goodman central air conditioning, 100-amp electrical service, updated windows, refinished hardwood flooring, a beautifully renovated kitchen, an updated 5-piece en suite bathroom, and a spacious two-tier west-facing deck complete with a relaxing hot tub.

From the moment you step inside, you'll be captivated by the impressive formal entry featuring rich hardwood floors and soaring 9-foot ceilings. The sun-filled living room showcases stunning restored windows with their original glass, elegant 10-inch baseboards, custom built-in bookcases, and a cozy gas fireplace, creating an inviting space that's perfect for both entertaining and everyday living. The formal dining room continues the home's classic appeal with beautiful built-in china cabinets, and a refinished original gas heater that serves as a charming reminder of the home's rich history. Designed with both style and functionality in mind, the renovated kitchen features oak cabinetry, granite countertops, a large central island, a panel-ready Sub-Zero refrigerator, Dacor gas range, and Miele dishwasher. The upper level offers, upgraded Pella windows, 3 generously sized bedrooms, including a spacious primary suite with its own private en suite, along with an additional full 5 pce

bathroom to comfortably accommodate family and guests. The fully developed lower level provides additional living space with a warm and inviting family room, complete with a fireplace, making it the perfect place to unwind. Outside, enjoy stunning downtown views from the covered front veranda. The private west-facing backyard is designed for relaxation and entertaining, featuring a spacious two-tier Ipe hardwood deck and hot tub—an ideal setting to enjoy Calgary's beautiful summer evenings. This is a rare opportunity to own a piece of Upper Mount Royal history while enjoying the comfort, convenience, and quality expected in today's luxury lifestyle.