

\$899,900 - 234 10a Street Nw, Calgary

MLS® #A2191903

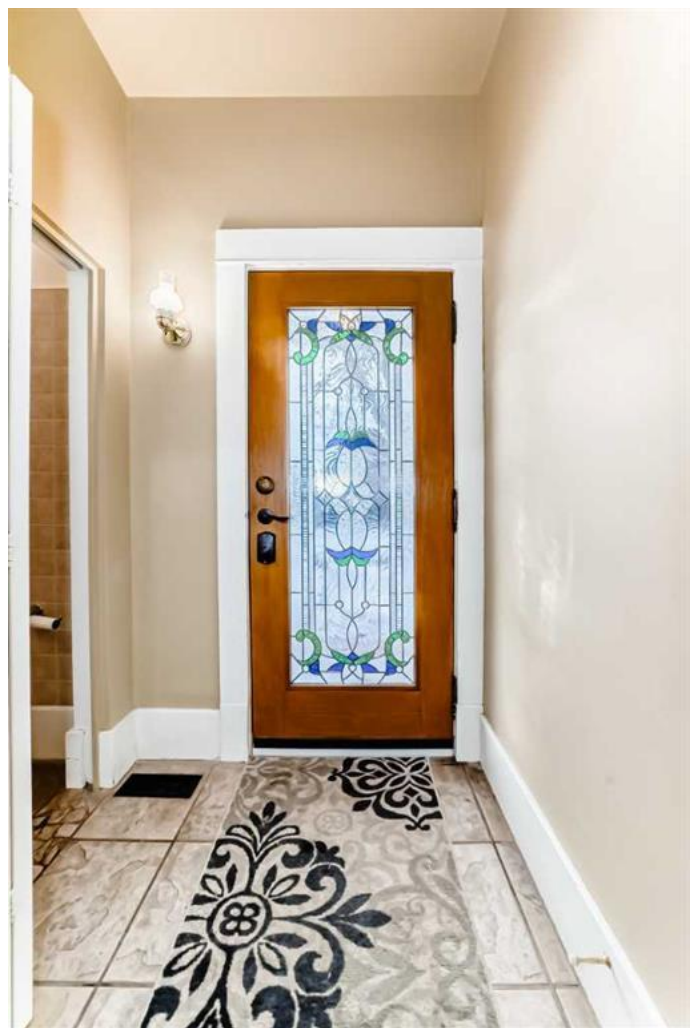
\$899,900

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

Hillhurst, Calgary, Alberta

OPEN HOUSE SATURDAY MARCH 8, 1-3PM

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	\$899,900
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	Ceiling Fan(s), High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows
-------------------	--

Appliances	Dishwasher, Dryer, Garage Refrigerator, Tankless Water Coverings, Wine Refrigerator
Heating	Central, High Efficiency, Fireplace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Up To Grade



Exterior

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

Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	M-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.