



## 302 10A Street Calgary Alberta

\$1,099,000

**\*\*OPEN HOUSE FROM 12-2pm, Saturday, October 14\*\*** This meticulously renovated century-old two-story residence exudes a timeless charm that is truly captivating. Nestled on a picturesque tree-lined street in the heart of Hillhurst, it's a home that effortlessly blends the old-world allure with modern sophistication. Step inside and be greeted by the warm embrace of cherry hardwood flooring gracing the entire main floor. The kitchen is a culinary masterpiece, featuring slate countertops, cherry cabinets, and a top-of-the-line AGA 5-burner gas stove, convection oven, and a convenient warming oven. Abundant natural light bathes the main floor thanks to a thoughtfully designed wall of energy-efficient windows that frame a very private, fully fenced yard. Outside, you'll discover expansive tiered decks and garden box planters, perfect for outdoor enjoyment on the south side of the house. Entertain guests in the elegant living room with French doors or host formal dinners in the inviting dining room on this level. Practicality meets style with the addition of a 2-piece powder room and a convenient mud area, completing the main floor. Ascending to the second level, you'll find the primary bedroom, a true retreat complete with a 4-piece ensuite boasting heated slate floors and a luxurious steam shower. Finishing the second level, are 2 additional bedrooms, each adorned with hardwood floors (one offering access to a private balcony), complemented by a 4-piece main bath with heated tile floors and a charming retro clawfoot tub. The fully developed basement beckons with a spacious family/media room and a fourth bedroom featuring a sink/vanity and egress window. Practicality is not overlooked, with a dedicated laundry room and a utility room housing a high-efficiency furnace and vented hot water tank. The location is truly a gem, situated within a highly sought-after school dist...

Family room 17.50 Ft x 16.75 Ft

Laundry room 5.25 Ft x 4.25 Ft

Furnace 8.42 Ft x 7.83 Ft

Bedroom 12.25 Ft x 9.67 Ft

Kitchen 18.00 Ft x 13.25 Ft

Dining room 15.00 Ft x 12.17 Ft

Other 6.83 Ft x 4.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.75 Ft x 11.67 Ft

Bedroom 11.83 Ft x 9.08 Ft

Bedroom 12.58 Ft x 8.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX REAL ESTATE (CENTRAL)

<https://tanyaeklund.stylelabs.ca/>



**See**

**Mirror**

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Living room 13.25 Ft x 11.67 Ft

5pc Bathroom .00 Ft x .00 Ft

Foyer 13.25 Ft x 6.17 Ft