



234 10a Street Calgary Alberta

\$924,900

OPEN HOUSE SATURDAY AND SUNDAY FEB 15 AND 16, 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! (id:6769)

4pc Bathroom 7.08 Ft x 13.33 Ft
 Primary Bedroom 22.25 Ft x 11.00 Ft
 Other 4.58 Ft x 7.58 Ft
 Bedroom 10.17 Ft x 11.00 Ft
 Other 17.33 Ft x 5.42 Ft
 Storage 9.92 Ft x 3.17 Ft
 Laundry room 26.25 Ft x 10.08 Ft

Bedroom 9.75 Ft x 22.83 Ft
 Other 15.58 Ft x 19.33 Ft
 2pc Bathroom 3.50 Ft x 3.58 Ft
 Living room 13.25 Ft x 15.42 Ft
 Dining room 11.83 Ft x 11.83 Ft
 Other 9.75 Ft x 17.17 Ft
 Pantry 5.50 Ft x 5.58 Ft

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

Listing Presented By:



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 eXp Realty



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