



## 1740 10 Street Calgary Alberta

\$2,595,000

Opportunity awaits with one of Calgary's most beautiful, & nearly one-of-a kind, historic homes/offices at "Stanley House". More than 4200 sq. ft. of gross leasable space, over 4 floors, this home has attracted the eyes of passerbys for 100 + years. Location & buildings of this quality simply rarely ever come up for sale & is especially true with a property that combines history, function, & also comes with the DC zoning + a building conversion that permits this very rare property for office space for just 1 business, or the option to be split up amongst several businesses. The home still retains all of its original glory, but no Heritage status provides opportunity for additional & near uninhibited renovations or additions inside & out. The back of the lot would allow for a substantial addition, similar to the other properties on the block to add even more sq. footage & value. This breathtaking home exemplifies the early 20th-century development of Lower Mount Royal during Calgary's first population boom of the early 1900's. Stanley House was designed by T.E.A. Stanley, a teacher & architect. Designed for David S. McCutcheon, a pharmacist, & prominent Real Estate office founder, in a Queen Anne gable style, featuring stunning brick cladding, with sandstone trim, Tudor Revival 1/2 timbers, a 2 storey bay window & open porches. The original 1911 drawings were found & used for the conversion to office use. Careful considerations were made to retain the original design, but allow the building to function as a successful office. The converted building was first used by a law firm & then thrived as a successful Engineering office for 33 years. DC zoning allows for offices for commercial businesses or entrepreneurs. Inside you'll find a welcoming reception area, meeting area, boardroom & 11 offices & could be further divided for even more group work spaces. Out back has par...

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