



1905 10 Street SW
Calgary, Alberta

MLS # A2144720



\$1,380,000

Division:	Lower Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,781 sq.ft.	Age:	1932 (92 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, French Door		

Inclusions: NA

ATTENTION INVESTORS || Now available in the highly sought after community of LOWER MOUNT ROYAL. This charming circa 1910 home is now available. This M-C2 (124 X 47 FT) lot is perfect for a multi family building, potential Reno, or any other new development!! Cared and lived in for over 47 years this home has many beautiful and unique features including FIVE bedrooms and FOUR bathrooms, a large open and bright living area with a victorian gas fire place, oversized baseboards, leaded windows and a gorgeous corner office. The home also features beautiful original hardwood flooring. The lower level is fully finished with a kitchen and 2 large storage spaces along with a bedroom and bathroom! This home carries a ton of history and memories and is truly a unique gem in the community. As you make your way outside you will find a MASSIVE UPPER DECK over the garage perfect for outdoor summer lounging. The backyard is very quiet with lots of gardens and trees along with a "summer house" which features 3 built in beds, fully wired with screens and windows! You are only minutes to shopping on 17th, boutique stores, dining and so much more! This home will not last long being priced UNDER city assessment so book your showing before it's gone.