



1131 10 Street SE
Calgary, Alberta

MLS # A2153708



\$760,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	1910 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Bird Bath, Gardening Equipment including Push Mower & Non-power gardening tools, Garage Shelving attached and unattached

Move in and enjoy this amazing location in Ramsay. Within walking distance to all your favourite neighbourhood amenities, this home offers unmatched privacy on a quiet street with a mature, oversized lot (33X150ft). Facing Jefferies Park, this charming home exudes character with original design elements and special touches, including vintage door handles, heating grates, hardwood floors, and mouldings. Step onto the inviting covered front porch and into a light-filled home with unique features. Built-in glass display cabinets frame a French door leading to the welcoming front room, complete with a cosy feature fireplace. The well-sized dining room sits adjacent to the kitchen, a perfect space for creating meals and gathering, equipped with a full appliance package, including a gas range. A large main floor family room/flex room and full bathroom round out the main floor, offering direct access to the oversized west-facing yard, large deck, mature garden, and tranquil pond. Upstairs, you'll find two well-sized bedrooms, both with walk-in closets. The primary bedroom captures the serene eastern morning light and offers a lovely view of the park. A 3-piece bath with a charming clawfoot tub services the upper floor. The unfinished lower level offers potential for future development. An oversized garage is perfect for your vehicle and storage, and could be used as an artist studio or rehearsal space, with its cosy feel and surrounding windows. Street parking is abundant, and the home also features an oversized parking pad off the alley for guests or an extra vehicle. With the large lot and alley access, you may recognize an opportunity for constructing an income-producing laneway suite, or suite for extended family. A secondary suite would be subject to approval and permitting by the city/municipality. Recent updates include some windows, furnace, and water and sewer

lines. Be sure to add this home to your list and arrange a private viewing through your chosen realtor.