



226 10A Street NW
Calgary, Alberta

MLS # A2174645



\$975,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,528 sq.ft.	Age:	1913 (111 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Soaking Tub		

Inclusions: None

Nestled on a picturesque tree-lined street in the heart of historic Hillhurst, this lovely, renovated century-old 3 bedroom 2.5 story residence offers over 2000 sq ft of developed living space and exudes a timeless charm and character. Step inside and be greeted by the warm embrace of refinished red oak hardwood flooring, pocket doors, beautiful woodwork and high ceilings which showcase the living room with bay window and dining room illuminated by an elegant chandelier. The kitchen has been tastefully updated with quartz counter tops, plenty of storage space and stainless-steel appliances (including a new dishwasher). A cozy breakfast nook overlooking the back yard is a perfect spot to enjoy morning coffee or tea. The second level also features refinished hardwood floors, 3 bedrooms and an updated 4-piece bath. The primary bedroom enjoys access to a private west facing balcony as does one of the other 2 bedrooms. A spacious loft provides additional space for a bedroom, office or studio space. Basement development includes a large family/media room, 3-piece bath and laundry room with new washer and dryer. Other notable features include central air conditioning, beautifully updated west facing front porch with lighting and recently refinished back deck, perfect for barbecuing and outside dining. Also enjoy the front and back balconies, back yard and raised garden boxes surrounded by majestic mature trees. Parking is a breeze with an updated double detached garage. The location is truly a gem, situated within a highly sought-after school district, and just steps away from trendy Kensington shops and restaurants, walking distance to Riley Park, the LRT, Bow River pathways, and downtown. Additionally, SAIT, the U of C, Foothills Hospital, and Children's Hospital are all just a short drive away.