



GRASSROOTS
REALTY GROUP

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1915 10 Street SW
Calgary, Alberta

MLS # A2195626



\$2,190,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,880 sq.ft.	Age:	1914 (111 yrs old)
Beds:	2	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

This rare .3 acre lot presents a unique opportunity to invest in the lucrative neighborhood of Mount Royal. The current owner is willing to consider conditional offers subject to the demolition and/or subdivision of the property. The options to purchase would encompass the entire .3 acre lot, one subdivided lot or both subdivided lots. The choice is yours! The home is being sold in as-is condition and is not in a livable state. Steeped in Calgary's history this prestigious & family friendly community of Mount Royal is home to many parks/greenspaces & boasts some of the Finest Residences in the City. Walkable to William Reid, Earl Grey, Montessori & Western Canada schools, The Glencoe Club, Downtown & Shops/Restaurants of 17th Ave. & 4th Street SW.