

# \$899,900 - 234 10a Street Nw, Calgary

MLS® #A2191903

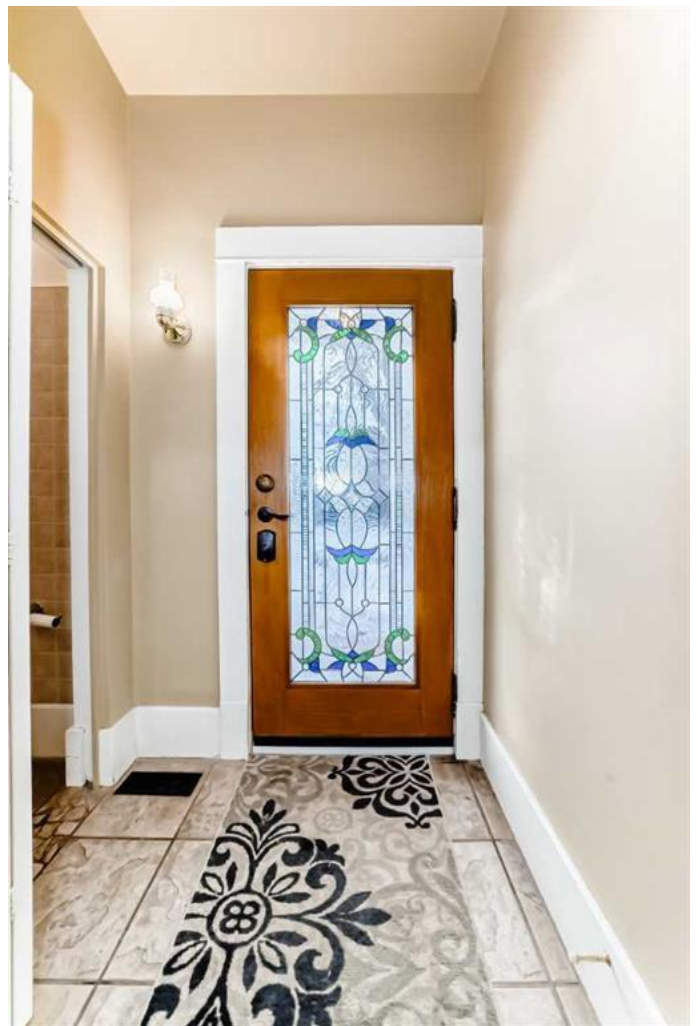
**\$899,900**

3 Bedroom, 2.00 Bathroom, 1,346 sqft  
Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

**OPEN HOUSE SATURDAY MARCH 8, 1-3PM**

This charming century home, located on a quiet, tree-lined street in Historic Kensington is a 2-storey home blending classic charm with modern sophistication. Exceptional location situated on a gated cul-de-sac that promotes a close knit community atmosphere. This street hosts an annual sale, community wide events, holiday gatherings and Calgary's Annual Accessible Halloween Event. Located moments away are a wide variety of pubs, cafes, bakeries, gyms, and shopping as well as Riley park and transit and close to river pathways, promoting a great inner-city lifestyle. The front porch is ideal for relaxing and greeting neighbors, while the back deck provides privacy for unwinding, perfect for entertaining. With 9 foot ceiling throughout the main floor, the open concept living/dining area features a beautiful brick wood-burning fireplace. The upgraded kitchen has a large granite island, modern appliances including a gas stove and walk-in pantry. The upper floor features a massive primary bedroom with walk-in closet, as well as a second bedroom. The updated bathroom has a tiled shower and a historical cast-iron claw-foot tub. Additional upgrades include on-demand hot water, water softener and central vac. The basement features one finished room, perfect for a bedroom or office as well as built in workbench and a large storage area. This basement also features walk-out to the backyard, a rarity in Hillhurst! The garage is a massive oversized



double. This century home has been lovingly cared for maintained and upgraded, and is ready to move into for someone looking for the perfect inner-city lifestyle in the most desired neighbourhood in Calgary!

Built in 1913

### **Essential Information**

MLS® #	A2191903
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,346
Acres	0.09
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	234 10a Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1W6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows
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Appliances	Dishwasher, Dryer, Garage Refrigerator, Tankless Water Coverings, Wine Refrigerator
Heating	Central, High Efficiency, Fireplace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Up To Grade



## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	M-CG

## Listing Details

Listing Office	eXp Realty
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