

# \$2,190,000 - 1915 10 Street Sw, Calgary

MLS® #A2195626

**\$2,190,000**

2 Bedroom, 3.00 Bathroom, 3,880 sqft  
Residential on 0.31 Acres

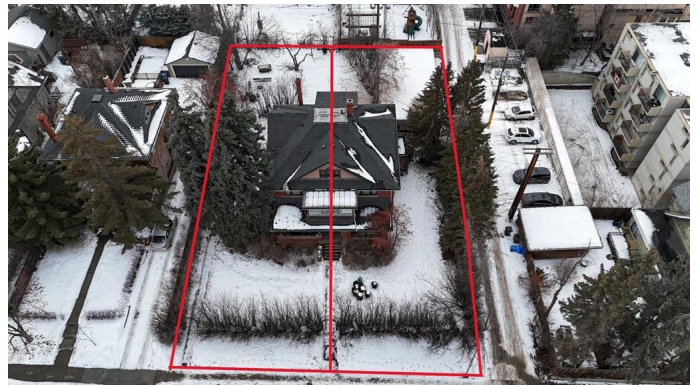
Upper Mount Royal, Calgary, Alberta

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.

Built in 1914

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195626    |
| Price          | \$2,190,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 3,880       |
| Acres          | 0.31        |
| Year Built     | 1914        |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 3 Storey    |
| Status   | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1915 10 Street Sw |
| Subdivision | Upper Mount Royal |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 3G2           |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Quad or More Detached |

### **Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | None                            |
| Heating           | Forced Air                      |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 63              |
| Zoning         | DC              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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