

# \$749,900 - 1906 10a Street Sw, Calgary

MLS® #A2207763

## \$749,900

3 Bedroom, 2.00 Bathroom, 1,934 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to 1906 10A Street SW. A beautifully renovated 3-storey townhome nestled in Calgary's prestigious Lower Mount Royal neighborhood., this residence offers the perfect blend of modern upgrades and timeless charm.

**Freshly Updated Interior:** Enjoy the crisp feel of a home that's been completely repainted, featuring new flooring on the stairs and all upper rooms. **Gourmet Kitchen:** Culinary enthusiasts will appreciate the brand-new kitchen equipped with top-of-the-line appliances, including a Samsung gas range, superior Samsung over-the-stove microwave with hood fan, Bosch dishwasher, wine fridge, and a high-end Samsung refrigerator. **Elegant Entrances:** Make a statement with a new front door and a stylish new back French door, enhancing both curb appeal and interior ambiance. Check out the amazing private patio area within the complex

The third floor is your oasis with a huge ensuite, walk in closet and a bonus area for a nice home office. The second floor contains a full 4 pc bath, a large bedroom and a flex room can be a bedroom or entertainment /games room your choice. Ample space on the main level for your entertaining and enjoyment, the pass through kitchen is a nice addition to the renovation.

All new flooring on stairs and upper levels with low maintenance high quality laminate.

Imagine having a double car garage in the Beltline!!



Prime Location: Situated in the heart of Lower Mount Royal, you're just steps away from vibrant 17th Avenue SW, renowned for its eclectic mix of boutiques, cafes, and restaurants.

Lower Mount Royal is a sought-after community known for its rich history and urban lifestyle. Residents enjoy close proximity to downtown Calgary, picturesque parks, and top-rated schools. The neighborhood's walkability and access to public transit make commuting a breeze

Don't miss this opportunity to own a turnkey property in one of Calgary's most desirable districts. Schedule your private viewing today and experience the allure of 1906 10A Street SW firsthand!

Built in 1995

**Essential Information**

MLS® #	A2207763
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,934
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	1906 10a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 3K1

## Amenities

Amenities Other  
Parking Spaces 3  
Parking Double Garage Attached, Driveway  
# of Garages 2

## Interior

Interior Features See Remarks  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Wine Refrigerator, Gas Range  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas Log, Living Room, Tile  
Has Basement Yes  
Basement Finished, Partial

## Exterior

Exterior Features Courtyard  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Brick, Stucco  
Foundation Poured Concrete

## Additional Information

Date Listed April 10th, 2025  
Days on Market 10  
Zoning M-C2

## Listing Details

Listing Office CIR Realty

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