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## 1740 10 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
25537


**MLS ID:**  
A2136899

**\$2,595,000**



 **STIRLING KARLSEN**

 RE/MAX House of Real Estate  
 403-287-3880

 1740 10 Street SW, Calgary , Alberta T2T 3E8

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

89

**Zoning**

DC (pre 1P2007)

**Subdivision**

Lower Mount Royal

**Building Type**Free-Standing,Office Building,See  
Remarks**Year Built**

1911

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

179R

**Building Area (Sq. Ft.)**

4212.35

**Building Area (Sq. M.)**

391.34

**Lot Size (Sq. Ft.)**

5274

**Lot Size (Acres)**

0.12

**Construction Type**

Brick,See Remarks

**Roof**

Shake

**Cooling**

Central Air,Full

**Heating**

Forced Air,Natural Gas

**Inclusions**Electric Stove, Hood Fan, Built-in  
Dishwasher, Microwave, All Window  
Coverings, Refrigerator, 2 Central Air  
Conditioners, Vacuflo-System &  
Attachments, 2 Plotters.**Restrictions**

See Remarks

**Reports**Floor Plans,Other Documents,Title

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Opportunity awaits with one of Calgary's most beautiful, & nearly one-of-a kind, historic homes/offices at "Stanley House". More than 4200 sq. ft. of gross leasable space, over 4 floors, this home has attracted the eyes of passerbys for 100 + years. Location & buildings of this quality simply rarely ever come up for sale & is especially true with a property that combines history, function, & also comes with the DC zoning + a building conversion that permits this very rare property for office space for just 1 business, or the option to be split up amongst several businesses. The home still retains all of its original glory, but no Heritage status provides opportunity for additional & near uninhibited renovations or additions inside & out. The back of the lot would allow for a substantial addition, similar to the other properties on the block to add even more sq. footage & value. This breathtaking home exemplifies the early 20th-century development of Lower Mount Royal during Calgary's first population boom of the early 1900's. Stanley House was designed by T.E.A. Stanley, a teacher & architect. Designed for David S. McCutcheon, a pharmacist, & prominent Real Estate office founder, in a Queen Anne gable style, featuring stunning brick cladding, with sandstone trim, Tudor Revival 1/2 timbers, a 2 storey bay window & open porches. The original 1911 drawings were found & used for the conversion to office use. Careful considerations were made to retain the original design, but allow the building to function as a successful office. The converted building was first used by a law firm & then thrived as a successful Engineering office for 33 years. DC zoning allows for offices for commercial businesses or entrepreneurs. Inside you'll find a welcoming reception area, meeting area, boardroom & 11 offices & could be further divided for even more group work spaces. Out back has parking for 10 vehicles, + unrestricted street parking, for businesses of up to 20 or more. The back NE staircase has access to the basement, + 2nd & 3rd floors, but not the main floor. The layout allows for multiple businesses to be accessed through different doors & to possibly convert a portion of the property back to residential, for more of a live/work set up. Updates have been made like closing off the original coal chutes:). Upgraded heating to 2 Gas Furnaces + 2 Central AC Units have been added, + upgraded 200 amp panel & Cat5 wiring. Underground sprinkler system, + exterior lighting & loads of other low maintenance landscaping added over the years. Additional side fire escape, + a newly installed Kantra Electric Fire Watcher1 system. Large basement windows provide loads of natural light & the exterior walls are at least 10 1/2" thick upstairs & some nearly 3' thick in the basement. Stanley House is a fantastic investment opportunity that breaks the mold of a boring office space, that can truly inspire those lucky enough to work within its walls.

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