

1740 10 Street SW  
Calgary, Alberta

MLS # A2136899



## \$2,595,000

**Division:** Lower Mount Royal

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Stanley House

**Bus. Name:** -

**Size:** 4,212 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Shake

**Exterior:** Brick, See Remarks

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.12 Acre

**Lot Feat:** -

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

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. This 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. 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, turned 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 home still retains all of its original glory, but no Heritage status provides opportunity for additional & near uninhibited renovations inside & out. The original 1911 drawings were found & used for the conversion to office use. Details like late 19th century fireplaces were sought out & careful considerations 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. Each floor has the potential to be operated as its own individual business. The back NE staircase has access to the basement, + 2nd & 3rd floors, but not the main floor & would have probably been originally designed for staff. 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 Watcher<sup>1</sup> 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.