2305, 1053 10 Street SW
Calgary, Alberta

MLS # A2237207

$339,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	740 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	2	**Baths:**	1

Garage:	Heated Garage, Parkade, Private Electric Vehicle Charging Station(s), Stall, T
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 604
Basement:	None	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows

Inclusions: None

Imagine living in your private place in the Sky in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) giving you the rare opportunity to enjoy BOW RIVER VIEWS and also MOUNTAIN VIEWS! While natural light floods into your home from the FLOOR TO CEILING WINDOWS, rest assured that the even on the hottest summer days, you can keep cool with your A/C on. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INLCUDE ALL UTILITIES. There are NO CARPETS and GRANITE COUNTERS inside your home, keeping cleaning simple especially with those with pets or children. For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself… but don’t wait!