

**302, 1727 10A Street SW
Calgary, Alberta**

MLS # A2273846



\$199,888

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Beautifully updated and move-in ready, this stylish home in the James A Wolfe building pairs modern design with an exceptional Lower Mount Royal location. A \$75,000 renovation a few years ago created a warm, contemporary interior where wide-plank flooring, designer lighting and a neutral colour palette establish a cohesive atmosphere. An open floor plan enhances daily living and entertaining, anchored by a chef's kitchen appointed with granite countertops, upgraded Whirlpool appliances, full-height cabinetry and a generous centre island that encourages gathering and easy conversation. The adjacent living room offers space to relax, while a large patio slider opens to a covered balcony that extends the living area outdoors for summer barbeques, morning coffees and weekends unwinding with impressive downtown views. A spacious bedroom enjoys natural light and quiet comfort, matched by a stylish 4pc bathroom featuring modern finishes. Upgraded in-suite laundry with a Bosch washer and dryer adds additional convenience. Concrete building construction contributes to a peaceful environment along with the advantage of bike storage and the unit includes what may be the best extra-large end corner parking stall in the complex, offering ease and flexibility for larger vehicles. Reasonable condo fees support well-managed building operations. The setting places you steps from the energy of 17th Ave where boutique shops, cozy cafes, restaurants and pubs create a vibrant streetscape. Walk or bike to downtown, explore nearby pathways along the Bow River or reach MRU in minutes by car. This is an opportunity to enjoy a refined, urban lifestyle in one of Calgary's most sought-after inner-city neighbourhoods!