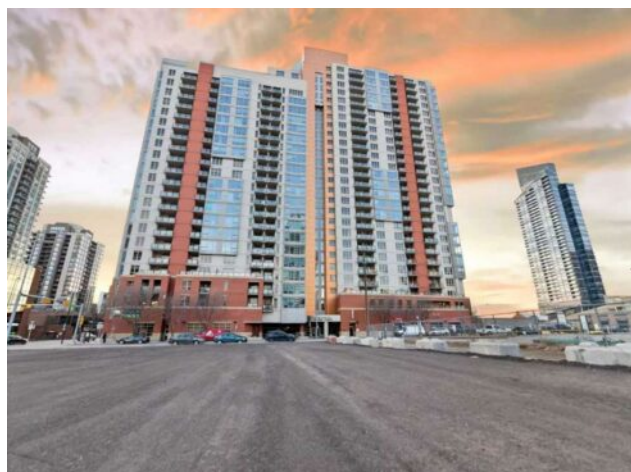


1213, 1053 10 Street SW
Calgary, Alberta

MLS # A2276527



\$299,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 683 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 462 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Rare opportunity to own one of the best priced downtown condo unit. This 690 sqft unit offers you 1 bedroom + 1 den. Freshly installed luxury vinyl plank flooring and new paint for the entire unit. This place is ideal for a family of three seeking a cozy yet stylish home, a couple craving an urban lifestyle, a professional who loves to entertain, or an investor looking for a solid income property. Experience breathtaking panoramic city views of the mountains and river through expansive 9-foot floor-to-ceiling windows or from your oversized balcony. The west-facing orientation offers stunning sunsets and abundant daylight. The sleek and functional kitchen featuring white cabinetry - an exceptional find in this complex. Retreat to the generously sized bedroom with direct access to a stylish 4-piece. The versatile den is perfect as a home office, guest room, or creative space. Your titled underground heated parking stall keeps your vehicle warm and protected year-round—no more scraping ice or braving the cold. Ditch the gym membership—this building features a recent upgraded fitness center with an upcoming steam room, available anytime you need it. Plus, with 24/7 security and professional management, you’ll enjoy peace of mind knowing your home is safe and well cared for. Live steps from the Co-op grocery store, the lively shops and restaurants of 17th Ave, and the scenic Bow River pathways. With easy access to the C-train, transit, parks, schools, and medical facilities, everything you need is right at your doorstep. Enjoy stress-free living with condo fees that cover ALL utilities—heat, water, and electricity—keeping your budget predictable and your lifestyle hassle-free. Don’t miss this rare opportunity to own a piece of downtown Calgary. Schedule your private viewing today and discover why Unit 1213 is the perfect

place to call home!