

804, 650 10 Street SW
Calgary, Alberta

MLS # A2283684

\$289,000

Division: Downtown West End

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 772 sq.ft. **Age:** 2000 (26 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Parkade, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 603

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 603
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

Inclusions: All Permanent Fixtures, Large Bedroom Armour Storage in Primary bedroom.

Just imagine working from home, meditating, painting, writing, or just relaxing in a glass enclosed space with an 8th floor river view that is drenched in natural light during the day, and offers a 'sky-scape' view of Calgary's West Downtown at night. At slightly under 775 square feet of living space, this one bedroom plus a den is an affordable starter in one of Calgary's most desirable Inner City neighbourhoods. Within walking distance to a scenic expanse of bike paths along the Bow River, coffee shops, and restaurants, this unit is ideally located for anyone wanting to be in the heart of the City, while at the same time, being just steps away from nature. The unit itself is bright and open with a large open dining and living area that features an expansive wall of windows and an inviting, corner tile-faced fireplace. From both this area and the primary bedroom you have access to the Den/Office/Sunroom. The extra space is unique and inviting, and the glass doors to access it from both sides let in loads of light. The flooring consists of a sandy coloured chestnut laminate for the entire living area, tiles in the front entrance, kitchen, and den, and carpet in the large bedroom. The unit also features in-suite laundry, 1 assigned underground parking Stall and extra storage, that is completely enclosed to ensure privacy for your contents. The Axxis includes security, a generous amenity/ party room, a gym, a spacious outside living area, and a designated space for any deliveries you have coming. Rare and seldomly available at such a desirable price point, this is an exceptional opportunity for anyone who'd love to become a homeowner and stop paying somebody else's mortgage. Book your showing today!