

1009, 1053 10 Street SW
Calgary, Alberta

MLS # A2285176



\$299,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 822 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks, Views | | |

| | | | |
|-------------|--|------------|-----------------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 669 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home | | |

Inclusions: n/a

Welcome to this spacious 822 sq. ft. two-bedroom, two-bathroom unit, beautifully maintained and in immaculate condition. This bright west-facing unit offers a fantastic, unobstructed view, perfect for enjoying sunsets from your large balcony complete with a BBQ gas line. The open-concept floor plan features 9-foot ceilings, in-suite laundry, and thoughtfully designed living space ideal for both comfort and entertaining. The building offers exceptional amenities including a fully equipped gym, steam room, on-site Co-Op, 24/7 concierge and on-site security, underground visitor parking, and a secure bike storage room. This unit also includes underground titled heated parking. Enjoy unbeatable convenience with Safeway, Community Health Foods, restaurants, the river pathway system, and the C-Train station all within walking distance. Condo fees includes fantastic amenities, water, heat and electricity, making this home an excellent value in a highly desirable location. A perfect opportunity for professionals, investors, or anyone seeking an urban lifestyle with comfort and convenience.