

1009, 1053 10 Street SW  
Calgary, Alberta

MLS # A2285176

**\$299,900**



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

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