

1603, 901 10 Avenue SW
Calgary, Alberta

MLS # A2229417



\$314,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	536 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Insulated, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 451
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Welcome to The Mark on 10th, where style, comfort, and location converge in this MODERN 1 BEDROOM + DEN UNIT with SWEEPING DOWNTOWN VIEWS. Whether you're a first-time buyer, a busy professional, or an investor looking for a turnkey rental, this elevated 16th-floor home delivers on every front. Step inside and you're immediately struck by NATURAL LIGHT pouring through floor-to-ceiling windows, enhanced by the open-concept layout and CONTEMPORARY FINISHES throughout. The kitchen is outfitted with stylish WHITE CABINETRY, QUARTZ COUNTERTOPS, a movable KITCHEN ISLAND, and a full suite of BUILT-IN APPLIANCES—including a GAS COOKTOP, BUILT-IN OVEN, FRIDGE, DISHWASHER, and a STACKED WASHER & DRYER tucked neatly away. Enjoy the comfort of CENTRAL AIR CONDITIONING year-round. Step out onto your BALCONY and take in CITY VIEWS. This is more than just a condo—it's a lifestyle. Residents of The Mark on 10th enjoy FULL-SERVICE CONCIERGE, a stunning ROOFTOP TERRACE with HOT TUB perched on the TOP FLOOR, a state-of-the-art FITNESS CENTRE, both STEAM and INFRARED SAUNAS, and an expansive TWO-FLOOR SOCIAL LOUNGE complete with POOL TABLE, MEDIA CENTRE, WET BAR, and a SKY-HIGH LOFT with KILLER VIEWS. Outdoor spaces also include a BBQ AREA, GAS FIREPIT, DINING TABLES, and a SUN TANNING SECTION—perfect for enjoying Calgary's best days. Beyond amenities, The Mark on 10th offers ENHANCED SECURITY FEATURES for peace of mind: CONCIERGE and SECURITY, a SECONDARY GATED ENTRY for residential parking, SECURITY CAMERAS, ANTI-PRY GUARDS on all access doors, and GARAGE KEY ACCESS for secure stair entry. Located just steps from SAFEWAY, TRENDY RESTAURANTS,

CAFÉ, SHOPS, and the C-TRAIN, this is INNER CITY LIVING at its finest. The unit also includes TITLED UNDERGROUND PARKING and a DEDICATED STORAGE LOCKER on Level 2. Currently TENANT-OCCUPIED - the building allows for both LONG-TERM and SHORT-TERM RENTALS (30 days or more), offering flexibility for investors or future owners. Don't miss your chance to own in one of Calgary's most sought-after buildings in the heart of the Beltline.