

**805, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2246442**



**\$315,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                       |               |                   |
| <b>Size:</b>     | 743 sq.ft.                                        | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Gated, Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                                 |               |                   |
| <b>Lot Feat:</b> | -                                                 |               |                   |

|                    |                                                                                                                |                   |                 |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                 | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Tar/Gravel                                                                                                     | <b>Condo Fee:</b> | \$ 618          |
| <b>Basement:</b>   | None                                                                                                           | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                                                                                                | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows |                   |                 |
| <b>Inclusions:</b> | None                                                                                                           |                   |                 |

Imagine living in this CORNER UNIT (only 1 NEIGHBOUR due to being adjacent to garbage chute) with recent updates: STAINLESS STEEL APPLIANCES, new bathroom (soaker tub, tile, vanity w/ QUARTZ), and Kitchen QUARTZ COUNTERS. Exceptional natural light floods from FLOOR TO CEILING WINDOWS, especially for those that WORK FROM HOME. As a busy professional, you know the importance of efficiency: from walking to groceries (Co-Op and Community Natural Foods), a quick commute to work in Downtown by LRT in the FREE FARE ZONE (3 mins walk), to an evening stroll with a friend along the BOW RIVER PATHWAYS to stay connected (10 mins walk). Plus your condo fees INCLUDE ALL UTILITIES. The OPEN CONCEPT For those that want to live here, longer-term stays with a young family are possible with CONNAUGHT SCHOOL (5 mins walk) nearby. For investors looking for a prime unit and location, this is turn key investment. Several convenient Quality of Life amenities in the building, including FITNESS CENTRE, bike storage, 4 ELEVATORS, underground visitor parking, 24 HOUR SECURITY/CONCIERGE to name a few! Call your favourite Realtor to see for yourself&hellip; but don&rsquo;t wait!