

**2807, 901 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219151**



## \$349,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	529 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

<b>Inclusions:</b>	None
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Captivating skyline views & Modern design meets in this 1-bedroom + den residence on the 28th floor—complete with titled parking and storage. Ideal for first-time buyers or investors, this downtown unit pairs sleek living with unrivaled convenience. Step inside to discover a contemporary kitchen outfitted with high-end appliances and refined finishes. The open-plan layout maximizes every square foot, creating a seamless flow between living, dining, and cooking zones. Floor-to-ceiling windows flood the space with natural light, while the dedicated den offers an inspiring backdrop for work-from-home productivity. The bedroom provides a quiet sanctuary, and the adjacent bathroom showcases modern fixtures and thoughtful design. In-unit laundry adds daily convenience, rounding out a meticulously maintained interior. Residents enjoy a suite of amenities tailored to urban living: a gym with unobstructed westerly views, a cedar sauna, and a multi-level recreation and party room perfect for private gatherings. Upstairs, the rooftop deck features a grilling station, expansive hot tub, and ample lounge areas—ideal for soaking in the skyline. Situated on 10th Ave SW at the pulse of Calgary’s vibrant core, you’re steps from award-winning restaurants, lively nightlife, and cultural attractions. Here, you’ll find the perfect balance of tranquility and energy—true urban living at its finest.