

**1301, 683 10 Street SW  
 Calgary, Alberta**

**MLS # A2258072**

**\$264,900**



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into a lifestyle defined by sophistication and convenience in this 747 sq ft condo in the heart of Calgary's vibrant downtown. Perched on the 13th floor, this residence blends modern design with everyday comfort, offering the perfect balance of function and flair. The open-concept layout is bright and inviting, with large windows that draw in natural light and showcase dynamic city views. A gas fireplace adds warmth and character to the living space, while the kitchen is equipped with stainless steel appliances and a stylish breakfast bar—perfect for morning coffee or relaxed meals at home. The bedroom offers a quiet retreat with a generous walk-in closet, complemented by a versatile den that's ideal for a home office or personal studio. A sleek bathroom adds to the polished feel, while your private balcony provides a front-row seat to the energy of downtown living. Every detail reflects the best of urban convenience and contemporary design, steps away to the LRT and direct access to the Bow River walkways. From fireside evenings to sunlit mornings on the balcony, this condo is more than a home—it's a lifestyle upgrade.