

**1314, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2263274**



**\$239,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 461 sq.ft.                         | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parkade, Titled          |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                   |                   |                 |
|--------------------|---------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Hot Water                              | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Laminate                            | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                 | <b>Condo Fee:</b> | \$ 409          |
| <b>Basement:</b>   | -                                                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                                   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, No Smoking Home, Open Floorplan |                   |                 |

**Inclusions:** 1 House Key, 2 Mail Keys

Welcome to your urban oasis in the heart of Calgary's trendy Beltline community! This impeccably designed one-bedroom, one-bathroom apartment on the 13th floor offers a perfect blend of luxury and convenience, showcasing breathtaking views of the Downtown buildings. As you step into this beautifully appointed space, you'll be greeted by an abundance of natural light that fills the open-concept living area. The cozy living space opens up to a private balcony where you can unwind and take in the stunning views. Additionally, this unit comes with a titled underground parking stall, ensuring your vehicle is safe and secure. Residents enjoy access to bike storage and a top-notch fitness center, ideal for maintaining an active lifestyle without leaving home. Conveniently located just a short stroll from the vibrant 17th Avenue, you'll find a plethora of shops, acclaimed restaurants, and inviting coffee spots right at your doorstep. Outdoor enthusiasts will appreciate the nearby bike pathways and parks, offering endless recreation opportunities. This apartment is not just a home; it's a lifestyle. Experience the perfect balance of inner-city living with stunning views and modern amenities. Don't miss your chance to own this exceptional piece of Calgary real estate! Schedule viewing today!