

**402, 103 10 Avenue NW**  
**Calgary, Alberta**

**MLS # A2264448**



**\$349,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 900
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting

**Inclusions:** NA

Step into over 1,340 sq. ft. of penthouse-level living in one of Calgary's most walkable, vibrant neighbourhoods. This fully renovated 2-bedroom, 2-bathroom condo offers a seamless blend of luxury, comfort, and urban convenience. High 9-foot ceilings and a bright open layout create an airy, sophisticated atmosphere, while the large & open chefs kitchen—with granite counters, an induction cooktop, wine fridge, and large sit-up island—sets the stage for everything from morning coffees to weekend entertaining. Just a short stroll from downtown, Chinatown, trendy cafes, local shops, and river pathways, this home connects you to the best of inner-city life. Enjoy the ease of in-suite laundry, underground parking, and quiet concrete construction, all in a building that's recently undergone a \$2.9 million exterior transformation—fully completed and paid for. With over \$78,000 in professional interior renovations, this penthouse feels fresh, refined, and move-in ready. Whether you're working from home, downsizing, or embracing city living, this is where modern design meets effortless lifestyle. Will not disappoint, and at this price point, it's some serious value. The only reason its not selling...No Pets unfortunately:(