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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

1805, 650 10 Street SW
Calgary, Alberta

MLS # A2269310
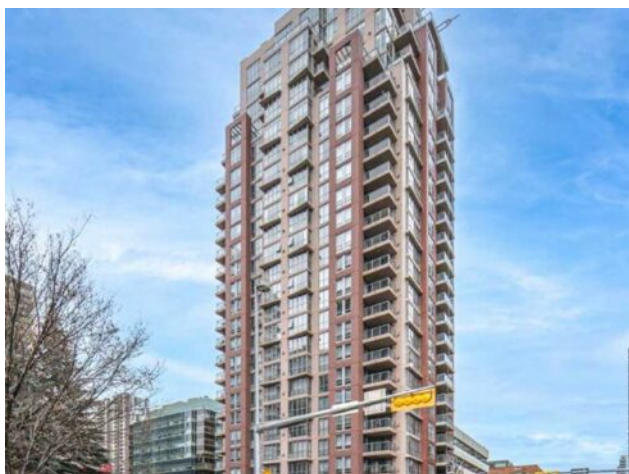
$359,000

Division:	Downtown West End
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	940 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 712
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions:	N/A

Discover a remarkable opportunity to live just steps from the Bow River, a beautiful park, and an LRT station. This stunning unit features an open-concept main floor layout, showcasing a bright and spacious living area with expansive windows that fill the home with abundant natural light. The kitchen features a convenient breakfast bar and flows seamlessly into a generous dining area—perfect for both everyday living and entertaining. The primary bedroom offers cozy sunlight throughout the winter, a large closet, and a private 4-piece ensuite bathroom. The secondary bedroom offers flexible space, making it ideal for a guest room, home office, or study area. Residents of this exceptional building enjoy access to premium amenities, including a fully equipped fitness/exercise room, rooftop garden, visitor parking, and a stylish party room available for private events. Perfectly situated in a highly walkable community, the property is just minutes from the downtown commercial core and the vibrant restaurants and entertainment venues along 17th Avenue. It also falls within the catchment area for Western Canada High School—one of Alberta’s top-ranked schools. Ideal for first-time homeowners or as an investment property, this residence combines luxury, convenience, and an unbeatable location. Don’t miss your chance to make it yours—book your private showing today!