

**502, 1111 10 Street SW**  
**Calgary, Alberta**

**MLS # A2274375**



## \$409,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 824 sq.ft.                         | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber  | <b>Condo Fee:</b> | \$ 519 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome to this stylish and spacious 2-bedroom, 2-bathroom corner unit, designed for modern living! Featuring an open-concept layout, this home boasts laminate flooring, stainless steel appliances, a gas stove, quartz countertops, and elegant under-cabinet lighting—all complemented by floor-to-ceiling windows that fill the space with natural light. The primary bedroom offers a serene retreat with a walk-in closet and a luxurious 4-piece ensuite bathroom. An additional well-sized bedroom and full bathroom complete the layout, perfect for guests or a home office. Step out onto the private balcony to enjoy unobstructed views—the perfect spot for your morning coffee or to unwind on warm evenings. Additional conveniences include in-suite laundry, an underground parking spot, and an assigned storage space. Enjoy the fantastic building amenities, including a resident lounge and a fully equipped exercise room.