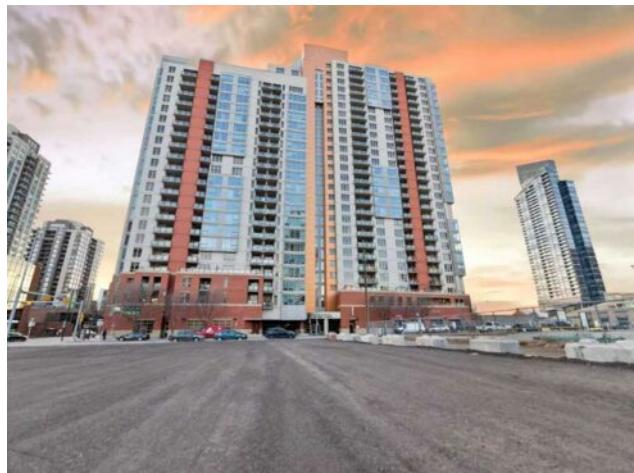


**1213, 1053 10 Street SW
 Calgary, Alberta**
MLS # A2276527

\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	683 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 462
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Rare opportunity to own one of the best priced downtown condo unit. This 690 sqft unit offers you 1 bedroom + 1 den. Freshly installed luxury vinyl plank flooring and new paint for the entire unit. This place is ideal for a family of three seeking a cozy yet stylish home, a couple craving an urban lifestyle, a professional who loves to entertain, or an investor looking for a solid income property. Experience breathtaking panoramic city views of the mountains and river through expansive 9-foot floor-to-ceiling windows or from your oversized balcony. The west-facing orientation offers stunning sunsets and abundant daylight. The sleek and functional kitchen featuring white cabinetry - an exceptional find in this complex. Retreat to the generously sized bedroom with direct access to a stylish 4-piece. The versatile den is perfect as a home office, guest room, or creative space. Your titled underground heated parking stall keeps your vehicle warm and protected year-round—no more scraping ice or braving the cold. Ditch the gym membership—this building features a recent upgraded fitness center with an upcoming steam room, available anytime you need it. Plus, with 24/7 security and professional management, you’ll enjoy peace of mind knowing your home is safe and well cared for. Live steps from the Co-op grocery store, the lively shops and restaurants of 17th Ave, and the scenic Bow River pathways. With easy access to the C-train, transit, parks, schools, and medical facilities, everything you need is right at your doorstep. Enjoy stress-free living with condo fees that cover ALL utilities—heat, water, and electricity—keeping your budget predictable and your lifestyle hassle-free. Don’t miss this rare opportunity to own a piece of downtown Calgary. Schedule your private viewing today and discover why Unit 1213 is the perfect

place to call home!