

**1807, 650 10 Street SW**  
**Calgary, Alberta**

**MLS # A2286598**



**\$359,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 755
<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>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Track Lighting		

**Inclusions:** None

Discover elevated urban living in this beautifully appointed two-bedroom corner condo in the sought-after Axxis building, ideally located on the west side of downtown. Situated on the 18th floor, this bright and spacious unit is filled with natural light from oversized windows. The contemporary kitchen features stainless steel appliances and a functional island, perfect for everyday living and entertaining. Engineered hardwood flooring flows throughout the main living area, adding warmth and sophistication, while a wall-mounted A/C unit and cozy gas fireplace create a comfortable and inviting atmosphere. Step out onto the private balcony and enjoy the vibrant downtown setting. The thoughtfully designed layout includes two generously sized bedrooms, with the primary suite offering a full ensuite bathroom complete with a jetted tub. An open dining area provides ample space for hosting, and in-suite laundry adds everyday convenience. Residents enjoy excellent building amenities, including a fitness centre, a party room with a full kitchen for larger gatherings, a landscaped courtyard, bike storage, storage lockers, and gated visitor parking. Ideally located within walking distance to the C-Train station, restaurants, shopping, daycare, and the Bow River pathway system, this location truly can't be beat. One heated, secure underground parking stall is included. Pet-friendly and exceptionally well located, this condo is an outstanding opportunity for downtown living.