

**304, 1904 10 Street SW**  
**Calgary, Alberta**

**MLS # A2286893**



**\$249,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	557 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, On Street, Parkade, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** living Room wall unit, TV and sound Bar

Welcome to The Modella, a charming boutique building tucked away on a quiet, tree-lined street in the heart of Lower Mount Royal, one of Calgary's most desirable inner-city communities. This beautifully appointed former show suite offers 557 sq. ft. of thoughtfully designed living space, perfect for first-time buyers, young professionals, or investors seeking a stylish, turnkey property in an unbeatable location. From the moment you step inside, you'll appreciate the bright, open-concept layout and the warm, modern finishes throughout. The upgraded wide-plank hardwood flooring, sleek white cabinetry, granite countertops, and elegant glass-tile backsplash create a clean, contemporary kitchen that feels both functional and inviting. The living and dining area flows seamlessly and opens onto a private balcony, ideal for morning coffee, evening relaxation, or summer barbecues. Even better, the Samsung TV package and custom-built-in wall unit are included, making this a true move-in-ready opportunity. The spacious bedroom is filled with natural light and features custom recessed lighting, a full-height closet system, and large windows that create a comfortable and serene retreat. The stylish four-piece bathroom offers a deep soaker tub, updated fixtures, and timeless finishes that add to the home's overall appeal. Additional highlights include in-suite laundry, a well-managed and pet-friendly building, and residential parking permit availability for only \$45 per year. Just steps from 17th Avenue, you'll love having Calgary's best restaurants, cafes, shops, and nightlife right outside your door while still enjoying the peaceful feel of a residential street. This is a rare opportunity to own a sophisticated, low-maintenance inner-city home in a premium location, ideal for both lifestyle and long-term value. Inner-City LIVING AT ITS finest!!!