

**2407, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2287994**



**\$325,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 630
<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, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Take in breathtaking mountain and Bow River views from the 24th floor of the highly desirable Vantage Pointe. This beautifully updated two bedroom, two bathroom condo offers the ideal blend of comfort, style, and unbeatable inner city convenience. Perfectly positioned just steps from Calgary Co-op and within easy walking distance to downtown and the vibrant energy of Uptown 17th Avenue, you will love the incredibly walkable lifestyle. Restaurants, cafes, shopping, and everyday amenities are all right at your doorstep. Inside, the modern kitchen showcases stainless steel appliances and quartz countertops, seamlessly connecting to the bright, open concept living area. Expansive windows flood the space with natural light while perfectly framing the stunning mountain and river views. Additional features include in suite laundry, air conditioning, and a private balcony with a gas BBQ hookup that is ideal for relaxing or entertaining. This pet friendly building offers a fitness centre, secure entry, visitor parking, and an impressive lobby. A titled underground parking stall is included, and the low condo fees cover heat, electricity, water, sewer, and parking, ensuring easy, worry free ownership. An exceptional opportunity for a first time buyer, a professional working downtown, or an investor seeking a prime rental property in a sought after location. Enjoy elevated urban living with spectacular views every day.