

**408, 1720 10 Street  
Calgary, Alberta**

**MLS # A2296178**



**\$455,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	774 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SATURDAY MARCH 28 1-3 AND SUNDAY MARCH 29 1-3PM. Welcome to one of the most desirable residences in the building, an exceptional two-bedroom PENTHOUSE SW corner unit in Lower Mount Royal just steps from vibrant 17th Avenue. Privately positioned on the top floor, this home enjoys premium west exposure with dramatic 15+ ft vaulted ceilings and floor-to-ceiling windows that fill the space with natural light. Extensively upgraded and impeccably maintained, this home showcases wide plank flooring, designer lighting, and a bright open concept layout ideal for both everyday living and entertaining. The kitchen is beautifully appointed with a statement island, stainless steel appliances, soft-close cabinetry, under-cabinet lighting, a wine fridge, and an upgraded oversized Blanco sink, a seamless blend of function and style. The inviting living area flows effortlessly to a private west-facing deck with gas hookup, perfect for morning coffee, evening sunsets, and summer BBQs. The primary suite offers a refined retreat with double closets and a spa-inspired ensuite with dual sinks. The second bedroom is well sized and complemented by a full second bathroom, making it ideal for guests or a home office. Over \$12,000 in upgrades elevate the home, including air conditioning, designer ceiling fans, dimmer switches, phantom screen, upgraded blinds, and additional thoughtful improvements throughout. Additional features include in-suite laundry and heated titled underground parking. This is a compelling opportunity for both homeowners and investors. Penthouse corner units with this layout, exposure, and level of privacy rarely come to market. Immaculate condition, premium upgrades, and an unbeatable inner-city location make this a standout offering. Lower Mount Royal offers an exceptional lifestyle that goes well beyond location. Residents enjoy

access to the Mount Royal Community Association, known for its vibrant and engaged community atmosphere. Seasonal events such as the Mount Royal Stampede breakfast, progressive dinners, and wine and cheese nights create a true neighbourhood feel rarely found in inner city living. The community also features tennis courts, parks, pathways, and green spaces, along with easy access to boutique shopping, dining, and entertainment along 17th Avenue. This is a rare opportunity to own a top-floor penthouse in one of Calgary's most established and sought-after inner city communities.