

1301, 1053 10 Street SW
Calgary, Alberta

MLS # A2297685



\$299,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 642 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---------------------------------|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 536 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: None

Experience breathtaking west-facing views from this beautiful this beautiful corner unit 2-bedroom condo, showcasing stunning panoramas of the mountains, bow river, and downtown—all at an incredible value under \$300,000. Perfect for first-time buyers and investors, this home is ideally located next to Co-op Market and within walking distance to restaurants, pubs, the LRT, 17th Ave, and downtown, offering both convenience and lifestyle. The open-concept layout features 9-foot ceilings, laminate flooring, and modern neutral tones throughout. Enjoy the sun-filled living space that leads to a private west-facing balcony, complete with a gas line for your BBQ—perfect for relaxing or entertaining. This well-maintained, secure building offers heated underground parking, with a stall ideally situated near the elevator for easy access., a fitness centre, and bike storage. Condo fees include essential utilities such as electricity, heat, and water. Book your private showing today and make this exceptional home yours!