

**1804, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2298831**



**\$244,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	465 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to this well-maintained 18th-floor unit offering stunning east-facing city views and an abundance of natural light through expansive floor-to-ceiling windows and 9-foot ceilings. The functional layout features a bright kitchen with granite countertops, black appliances, and neutral finishes, along with the convenience of in-suite laundry. Laminate and tile flooring run throughout the space. Step outside to your private east-facing balcony, complete with a gas hookup—perfect for enjoying morning coffee or summer BBQs. This unit includes one heated underground titled parking stall, and condo fees cover all utilities except cable. Ideally located, Calgary Co-op Midtown Market is just across the parking lot for easy grocery runs. The building also offers great amenities including a fitness room and secure underground visitor parking. Enjoy being within walking distance to Downtown Calgary, 17th Avenue SW, bike paths, and a wide range of shops, dining, and everyday conveniences. Don't miss your chance to live in one of Calgary's most walkable neighborhoods—schedule your private showing today!