

**1503, 901 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2304232**



**\$329,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	536 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Well-maintained 1-bedroom plus den, 1 full bathroom unit on the 15th floor in the heart of downtown Calgary, offering beautiful city views and exceptional convenience. This bright and functional layout includes one underground parking stall and provides comfortable urban living. Located within walking distance to C-Train stations, restaurants, shopping, parks, and playgrounds. The building offers excellent amenities, including 24-hour secure access and a top-floor wellness area featuring a fitness centre, hot tub, sauna, steam room, and community room, all with impressive city views.