

**107, 1720 10 Street SW**  
**Calgary, Alberta**

**MLS # A2304897**



**\$415,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Heated Garage, Off Street, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Garage remote(s)

\*OPEN HOUSE APRIL 25 12-2\* Do you want to be in the heart of all the action of downtown Calgary? This PRIVATE ENTRANCE MAIN FLOOR CORNER CONDO is just steps from 17th Ave - located in the well managed, PET FRIENDLY, 2015 built TEN building - one of the most sought-after modern builds in the prestigious community of LOWER MOUNT ROYAL. Offering tremendous value at \$415,000 - this 762 square foot 2 BEDROOM, 2 BATHROOM home is the perfect purchase for those looking for modern finishes and a newer building. This unit offers affordable monthly fees of \$613.78, an ASSIGNED STORAGE LOCKER, and a TITLED PARKING SPACE located just steps from the elevator. In the well planned open concept design, you'll find two bedrooms, both with their own ensuite bathroom, as well as a FULL-SIZED LAUNDRY PAIR. The living space features West exposed windows making this a light-filled, cozy space. In the spacious kitchen and dining area, you'll love the cork floors, large island with QUARTZ COUNTERTOPS, and stainless steel appliance package complete with a beverage fridge. You'll be impressed by the easy access into the unit from the TWO PATIO DOORS - forget the elevator and buzzing guests in&mdash;enjoy the direct-access convenience that FEELS MORE LIKE A TOWNHOUSE than a condo. FRESHLY PAINTED and cleaned (including the carpet), this unit is move-in ready and completely turn-key. With an INCREDIBLE LOCATION IN THE HEART OF CALGARY'S DOWNTOWN - the list of amenities just a short stroll away is endless. If you're looking for that vibrant city lifestyle at an amazing price, this home is a must-see. With Calgary's ever-growing popularity, stop renting and watch your investment continue to rise. Call for a private showing!