

107, 1720 10 Street SW
Calgary, Alberta

MLS # A2311878



\$390,000

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

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

Inclusions: none

Open House Sat May 23 12-3pm Do you want to be in the heart of all the action of downtown Calgary? This PRIVATE ENTRANCE 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 \$390,000 - this 762 square foot 2 BEDROOM, 2 BATHROOM home is the perfect purchase for those looking for modern finishes and a newer, well-managed 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—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!