

**1305, 650 10 Street SW**  
**Calgary, Alberta**

**MLS # A2319018**



**\$335,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 722

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** DC (pre 1P2007)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, No Animal Home, No Smoking Home

**Inclusions:** n/a

DON'T MISS OUT THIS GREAT OPPORTUNITY TO ENJOY RIVER AND CITY VIEWS FROM THIS NE CORNER UNIT IN A SUPER LOCATION 'AXXIS', ONLY A BLOCK FROM THE FREE LRT ZONE TO DOWNTOWN AND MINUTES TO PRINCE'S ISLAND PARK AND KENSINGTON. THIS UNIT OFFERS EXCELLENT LAYOUT OPEN CONCEPT/GRANITE KITCHEN WITH BREAKFAST BAR, S/S APPLIANCES WITH LAMINATE FLOOR , 2 LARGE BEDROOMS, 2 BATHS, CORNER FIREPLACE IN THE LIVING ROOM, BALCONY WITH GREAT VIEWS AND LOTS OF FLOOR TO CEILING WINDOWS! IN-UNIT LAUNDRY. LARGE MASTER BEDROOM WITH 2 CLOSETS AND FULL 4 PIECE EN SUITE, SLIDING DOOR TO THE BALCONY AND HUGE WINDOWS WITH NICE RIVER VIEWS. KITCHEN FEATURES A BREAKFAST BAR PLUS THERE IS A SPACIOUS DINING AREA. THIS IS A GREAT BUILDING WITH 2 ELEVATORS, GARDEN ON PARKADE ROOFTOP, EXERCISE ROOM, PARTY ROOM(\$25 TO USE), VISITOR PARKING, BIKE STORAGE AND KEY FOB SECURITY TO ACCESS YOUR FLOOR SHOW IT TODAY BEFORE IT IS GONE! paring stall:#8, storage #107