

**513, 1053 10 Street SW**  
**Calgary, Alberta**

**MLS # A2323169**



**\$265,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	2007 (19 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to urban convenience at its finest in the highly sought-after 'Vantage Pointe' building! This spacious and bright 5th-floor unit offers a smart, open-concept layout with nearly 700 sq. ft. of living space, featuring 1 bedroom plus a versatile large den—perfect for a home office. Step inside to discover fantastic recent upgrades, including sleek vinyl flooring (2021), a brand-new air conditioning system (2024), a new dryer (2024), and a new dishwasher (2023), making it a true turn-key opportunity. The airy 9-foot ceilings and oversized windows flood the living room with natural light. The U-shaped kitchen boasts a convenient breakfast bar, flowing seamlessly into the living area. The generous primary bedroom offers ample closet space and a cheater door to the 4-piece bathroom. Enjoy gorgeous sunsets on your West-facing balcony, complete with a BBQ gas line hookup. Unbeatable location with Midtown Co-op right at your doorstep—grocery shopping has never been easier! Walking distance to the Beltline, 17th Ave, Bow River pathways, C-Train, and the downtown core. The well-managed building features a fully equipped fitness center. For ultimate budget predictability, condo fees include ALL utilities. Complete with one titled underground parking stall and in-suite laundry. Exceptional value in an unbeatable location—book your private showing today!