

101, 1720 10 Street SW
Calgary, Alberta

MLS # A2323170



\$289,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: All keys/fobs for the building and unit

IMPROVED PRICING (!!!) FOR THIS MAIN FLOOR URBAN RETREAT WITH 1 BED + DEN | Built in 2015, this stylish and contemporary 1 bedroom + den condominium sits in the heart of Lower Mount Royal — walkable to the Core and mere steps away from the stylish shopping, cozy cafés, and vibrant restaurants that make this neighbourhood so beloved. Built in 2015, this well-designed building offers timeless contemporary architecture with outstanding curb appeal. As a main floor unit, it's a dream for pet parents — enjoy the convenience of your own private patio with independent exterior access, so you and your furry companion can come and go with ease. Tucked in between the stairwell and elevator, this unit has no common walls. Step inside and you'll immediately appreciate the thoughtful finishes throughout: durable yet stylish vinyl plank flooring, sleek modern cabinetry, granite countertops, and a quality appliance package that includes a beverage fridge — perfect for entertaining. The bedroom features a walk-through closet and a cheater ensuite entry to the well-appointed 4-piece bathroom. The real game-changer? The den. Whether you're working from home or need a dedicated creative space, this separate room gives you the flexibility modern living demands. Rounding out this incredible package: in-suite laundry, additional storage, and titled underground parking. This is inner-city living at its finest — don't let this one slip by!