

**306, 650 10 Street SW**  
**Calgary, Alberta**

**MLS # A2324879**



**\$300,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garburator		

Welcome to Unit 306 in the highly desirable AXXIS building, where comfort, convenience, and vibrant downtown living come together. This spacious 2-bedroom, 2-bathroom condo offers a bright, open-concept layout designed for both everyday living and entertaining. Large windows fill the home with natural light, while the inviting living room flows seamlessly onto a private balcony—an ideal spot to enjoy your morning coffee or unwind after a busy day. The functional kitchen features ample cabinetry, generous counter space. The thoughtfully designed split-bedroom layout provides excellent privacy, making it perfect for roommates, guests, or those working from home. The spacious primary suite includes a spacious closet space and a 4-piece en-suite, while the second bedroom is conveniently located near the second full bathroom. In-suite laundry, assigned underground parking, and an assigned storage locker, providing added convenience and functionality. Residents of AXXIS enjoy outstanding amenities, including a fitness centre, party room, recreation/lounge area, and beautifully maintained common spaces. A perfect location in the vibrant Beltline, you'll be just steps from the downtown core, the restaurants and cafes of 17th Avenue, shopping, parks, C-Train access, and countless everyday conveniences. Whether you're a first-time buyer, an investor, or looking to enjoy an urban lifestyle, this move-in-ready home offers exceptional value in one of Calgary's most sought-after neighbourhoods.