

**1301, 650 10 Street SW
 Calgary, Alberta**

MLS # A2338581



\$325,000

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	953 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Garage Door Opener, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 755
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this wonderful 2-bedroom, 2-bathroom corner unit in the desirable Axxis Condominium, offering 953 sq. ft. of bright and functional living space on the 13th floor. Perfectly located in Calgary's vibrant downtown West End, this cozy home is filled with natural light thanks to floor-to-ceiling windows on two sides, showcasing beautiful south-facing views. The well-appointed kitchen features under-cabinet lighting, a spacious island, and tile flooring. The open dining and living areas are warm and inviting with a tiled gas fireplace and an abundance of sunlight throughout the day. The primary bedroom includes a 4-piece ensuite, while the second bedroom and additional 3-piece bathroom provide flexibility for guests or a home office. Additional conveniences include in-suite laundry, underground parking, and a storage locker. Residents of Axxis enjoy access to a fitness centre and a party room with kitchen facilities. Just steps from the Bow River pathway system, transit, Kensington, restaurants, shops, and all downtown amenities, this is exceptional inner-city living at a great value.