

209, 1720 10 Street SW
Calgary, Alberta

MLS # A2350485



\$339,950

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Track Lighting		

Inclusions: N/A

OPEN HOUSE SUNDAY OCTOBER 25 12-2PM. Price Improvement!! Discover the best of inner-city living in this bright and spacious 2-bedroom, 2-bathroom corner residence at TEN Mount Royal. Recently professionally painted, this inviting home is move-in ready and ideally positioned in one of Calgary's most walkable and desirable communities. Large windows and the corner location fill the open living space with natural light, while 9-foot ceilings and in-floor heating add to the comfortable, airy feel. The well-appointed kitchen offers quartz countertops, stainless steel appliances, a wine fridge, built-in pantry and a large central island that provides plenty of space for cooking, entertaining or casual dining. The thoughtfully designed floor plan offers excellent separation between the bedrooms. The spacious primary suite features a private 5-piece ensuite with dual sinks, while the second bedroom and full bathroom provide flexibility for guests, a roommate or home office. In-suite laundry adds everyday convenience. Step outside to your private balcony with a natural gas line for summer BBQs. The home also includes titled heated underground parking and an assigned storage locker within this professionally managed, pet-friendly low-rise building. The location truly sets this property apart. Walk to the restaurants, coffee shops, boutiques and services along vibrant 17th Avenue, while also enjoying the quieter residential character of Mount Royal. Nearby parks, community tennis courts and the active Mount Royal Community Association provide even more opportunities to enjoy the neighbourhood and connect with the community. With downtown, transit and everyday amenities close at hand, this is an outstanding opportunity to enjoy a convenient, connected inner-city lifestyle in Lower Mount Royal.