



**GRASSROOTS**  
REALTY GROUP

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1606, 901 10 Avenue SW  
Calgary, Alberta

MLS # A2216534



**\$525,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Gated, Heated Garage, Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 784
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, Steam Room, Walk-In Closet(s)		
Inclusions:	see remarks		

Do you want to be in the heart of all the action of downtown Calgary? This 16TH FLOOR CORNER UNIT in Mark on 10th offers luxurious inner city living with amenities that rival any high rise in the city. Located in a solid concrete building in the heart of the Beltline, this NE facing condo features floor to ceiling windows - offering incredible views of our gorgeous city (breathtaking at night!) The 911 SQUARE FOOT 2 BEDROOM PLUS DEN floor plan is the best in the building. Offering tremendous value at \$525,000 - this modern and sleek condo is the perfect downtown pad - stop dreaming and start living the lifestyle you've always wanted while watching your investment continue to rise. Inside this super sleek unit, you'll be blown away with the amount of natural light. Everything you'd expect and more out of modern high rise living - wall to wall glass and views for days. The white glossy kitchen has quartz countertops and comes complete with an island that can seat 4. This floor plan features a den with a huge window and glass door - incredibly light filled for those long work from home days. The primary retreat features a large walk-in closet and modern bathroom with a glass enclosed shower. The second bedroom is perfect for guests, a roommate, or a yoga space - use your imagination! Completing this unit is a laundry pair and another full bathroom with a tub. Featuring endless high-end amenities, excellent management, 24/7 concierge and security, this condo offers affordable fees of \$783.90 per month including utilities (all you pay is electric!). With a TITLED PARKING spot and visitor parking securely underground, you and your guests will come and go with ease. Yes, there is an assigned STORAGE LOCKER too - plus bike storage! Have guests coming from out of town? Set them up in the GUEST SUITE! Don't forget to visit the

fully equipped TOP FLOOR GYM and rooftop area. Your HOT TUB, SAUNA, AND STEAM ROOM await - it can't get better! With an incredible location - the list of bars, restaurants, and coffee shops just a short stroll away - is endless. If you're looking for that vibrant city lifestyle this home is a must-see. With Calgary's growing popularity, don't miss buying now while it's still affordable! Ready to start an unforgettable chapter in your life? Call for a private showing!