

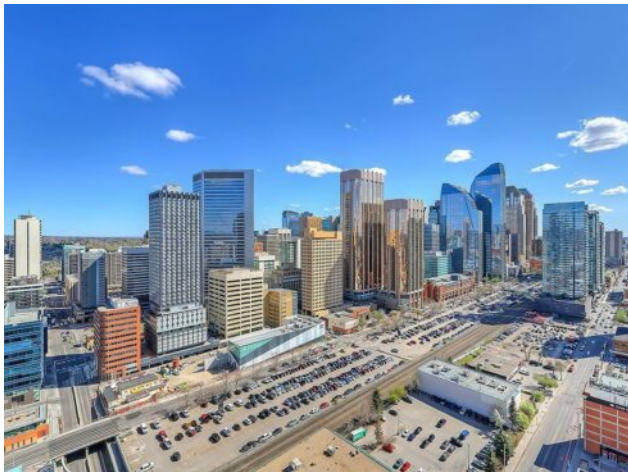


**GRASSROOTS**  
REALTY GROUP

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2807, 901 10 Avenue SW  
Calgary, Alberta

MLS # A2219151



**\$349,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	529 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions:	None
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Captivating skyline views & Modern design meets in this 1-bedroom + den residence on the 28th floor—complete with titled parking and storage. Ideal for first-time buyers or investors, this downtown unit pairs sleek living with unrivaled convenience. Step inside to discover a contemporary kitchen outfitted with high-end appliances and refined finishes. The open-plan layout maximizes every square foot, creating a seamless flow between living, dining, and cooking zones. Floor-to-ceiling windows flood the space with natural light, while the dedicated den offers an inspiring backdrop for work-from-home productivity. The bedroom provides a quiet sanctuary, and the adjacent bathroom showcases modern fixtures and thoughtful design. In-unit laundry adds daily convenience, rounding out a meticulously maintained interior. Residents enjoy a suite of amenities tailored to urban living: a gym with unobstructed westerly views, a cedar sauna, and a multi-level recreation and party room perfect for private gatherings. Upstairs, the rooftop deck features a grilling station, expansive hot tub, and ample lounge areas—ideal for soaking in the skyline. Situated on 10th Ave SW at the pulse of Calgary’s vibrant core, you’re steps from award-winning restaurants, lively nightlife, and cultural attractions. Here, you’ll find the perfect balance of tranquility and energy—true urban living at its finest.