



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

403, 901 10 Avenue SW  
Calgary, Alberta

MLS # A2227218



**\$309,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	543 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

\*\*\*\*\*SELLER IS OFFERING TO PAY 6-MONTHS OF CONDO FEES FOR A QUICK POSSESSION\*\*\*\*\* Urban Sophistication in the Heart of Calgary Experience the ultimate in urban luxury with this 1-bedroom plus den condo in the highly sought-after Mark on 10th. This stylish modern residence offers a smart open-concept layout with soaring 9' ceilings and floor-to-ceiling windows that flood the space with natural light. Enjoy a rare and tranquil view from your west-facing balcony, overlooking the building's impressive 12,000+ sq. ft. courtyard garden &mdash; just one level below. Beautifully landscaped with grown trees and peaceful seating areas, this elevated outlook offers a tranquil, park-like atmosphere &mdash; a true urban oasis paired with views of Calgary's vibrant skyline. The modern all-white Nobilia kitchen features sleek quartz countertops and premium built-in AEG appliances, creating a clean, contemporary vibe that flows into the spacious living area. A generous primary bedroom, a versatile den perfect for a home office or guest space, a modern 4-piece bathroom, and in-suite laundry complete this thoughtfully designed home. Additional highlights include: Central air conditioning Titled heated underground parking stall - directly across from the elevator Private secured storage locker Unmatched Building Amenities Residents of Mark on 10th enjoy access to premium, world-class, hotel-style amenities: Stunning rooftop terrace with hot tub, BBQ area Fully equipped fitness centre with steam room and sauna, featuring spectacular river and mountain view Entertainment lounge with billiards, media area, wet bar & panoramic-view upper loft 24/7 concierge service & on-site security Three high-speed elevators Guest suite Prime Downtown Location Perfectly positioned in the vibrant Beltline, you'll be steps from:

Safeway, Co-op, MEC, and the LRT station The energy of 17th Avenue shops, cafes, and restaurants The downtown business core and bike lanes Whether you're a professional, first-time buyer, or investor, this move-in ready condo offers a rare combination of modern finish, building quality, and unbeatable location.