



**GRASSROOTS**  
REALTY GROUP

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1812, 1053 10 Street SW  
Calgary, Alberta

MLS # A2229078



**\$309,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	668 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Gated, Heated Garage, Owned, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub		

**Inclusions:** 1 SET OF KEYS AND FOB

AMAZING FLOORPLAN in this 1-Bedroom plus office/den space Condo in the Heart of Calgary's Beltline. Welcome to this beautifully appointed 1-bedroom and den condo, ideally located on the 18th floor in the vibrant Beltline community of Calgary. I've seen more condos than I can remember, but this is one of my favourite floor plans. The kitchen has everything you need and the space to make a full dinner: SS appliances, including an oversized double-door refrigerator, Quartz counters, and ample counter space. Newer luxury vinyl plank flooring throughout, and large windows allow the natural light to cascade in and offers you a beautiful view of the Calgary city skyline. There's a space for an office, and you can relax on your private balcony and enjoy morning coffees or dinners with the view. Just steps away on the back side of the building is a Major grocery store, a Co-op, Asian and organic grocery options. Conveniently located to famous 17th Ave in Calgary, which offers the best dining options for the Calgary Food Scene. Don't forget to take advantage of the free downtown light rail system, which is conveniently located mere blocks away from the apartment. Located steps away from the Bow River, you'll enjoy easy access to scenic strolls, cycling, walking, and nearby parks such as the famous Princess Island Park. This condo comes with one titled underground parking stall #260; your vehicle is protected year-round. The building also offers secure access, providing residents with peace of mind. The gym is on the second floor. Condo fees include heat, water, and electricity. The building has security cameras and 4 main elevators for ease of access. THIS CONDO HAS EVERYTHING YOU NEED TO MAKE IT AN IDEAL 1ST HOME OR FOR AN INVESTMENT. Pets allowed with approval.

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