



**GRASSROOTS**  
REALTY GROUP

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**1603, 901 10 Avenue SW  
Calgary, Alberta**

**MLS # A2229417**



**\$314,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Beltline   |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)               |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                      |               |                  |
| <b>Size:</b>     | 536 sq.ft.                                       | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Insulated, Parkade, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                     | <b>Condo Fee:</b> | \$ 451 |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                       | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home                 |                   |        |

**Inclusions:** N/A

Welcome to The Mark on 10th, where style, comfort, and location converge in this MODERN 1 BEDROOM + DEN UNIT with SWEEPING DOWNTOWN VIEWS. Whether you're a first-time buyer, a busy professional, or an investor looking for a turnkey rental, this elevated 16th-floor home delivers on every front. Step inside and you're immediately struck by NATURAL LIGHT pouring through floor-to-ceiling windows, enhanced by the open-concept layout and CONTEMPORARY FINISHES throughout. The kitchen is outfitted with stylish WHITE CABINETRY, QUARTZ COUNTERTOPS, a movable KITCHEN ISLAND, and a full suite of BUILT-IN APPLIANCES—including a GAS COOKTOP, BUILT-IN OVEN, FRIDGE, DISHWASHER, and a STACKED WASHER & DRYER tucked neatly away. Enjoy the comfort of CENTRAL AIR CONDITIONING year-round. Step out onto your BALCONY and take in CITY VIEWS. This is more than just a condo—it's a lifestyle. Residents of The Mark on 10th enjoy FULL-SERVICE CONCIERGE, a stunning ROOFTOP TERRACE with HOT TUB perched on the TOP FLOOR, a state-of-the-art FITNESS CENTRE, both STEAM and INFRARED SAUNAS, and an expansive TWO-FLOOR SOCIAL LOUNGE complete with POOL TABLE, MEDIA CENTRE, WET BAR, and a SKY-HIGH LOFT with KILLER VIEWS. Outdoor spaces also include a BBQ AREA, GAS FIREPIT, DINING TABLES, and a SUN TANNING SECTION—perfect for enjoying Calgary's best days. Beyond amenities, The Mark on 10th offers ENHANCED SECURITY FEATURES for peace of mind: CONCIERGE and SECURITY, a SECONDARY GATED ENTRY for residential parking, SECURITY CAMERAS, ANTI-PRY GUARDS on all access doors, and GARAGE KEY ACCESS for secure stair entry. Located just steps from SAFEWAY, TRENDY RESTAURANTS,

CAFÉ, SHOPS, and the C-TRAIN, this is INNER CITY LIVING at its finest. The unit also includes TITLED UNDERGROUND PARKING and a DEDICATED STORAGE LOCKER on Level 2. Currently TENANT-OCCUPIED - the building allows for both LONG-TERM and SHORT-TERM RENTALS (30 days or more), offering flexibility for investors or future owners. Don't miss your chance to own in one of Calgary's most sought-after buildings in the heart of the Beltline.