



GRASSROOTS
REALTY GROUP

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1, 1723 10 Street SW
Calgary, Alberta

MLS # A2232239



\$999,900

Division:	Lower Mount Royal		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,398 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat, Other	Condo Fee:	\$ 747
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

DOWNTOWN LUXURY LIVING UNDER \$1M. Boldly UNIQUE and ARCHITECTURALLY STRIKING, this 5-LEVEL, 4 BEDROOM, 3.5 BATH home with DOUBLE ATTACHED GARAGE is located in PRESTIGIOUS LOWER MOUNT ROYAL just steps from the VIBRANT ENERGY of 17TH AVE. From the SOARING ENTRYWAY to the PRIVATE ROOFTOP PATIO with SPARKLING DOWNTOWN VIEWS, every detail impresses. Enjoy a CHEF-INSPIRED KITCHEN with QUARTZ COUNTERS, PREMIUM APPLIANCES, and SUNLIT SPACES perfect for entertaining. The MAGAZINE-WORTHY PRIMARY SUITE features a SPA-LIKE ENSUITE with DOUBLE VANITY, DEEP SOAKER TUB, DUAL SHOWER, HEATED FLOORS, and a WALK-IN CLOSET. With 10-FT CEILINGS on the main, 9-FT CEILINGS above, a FINISHED BASEMENT, and OVER 2,300 SQFT OF LIVING SPACE, this is your chance to own a ONE-OF-A-KIND LUXURY HOME in the heart of the city.