



GRASSROOTS
REALTY GROUP

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

1206, 1111 10 Street SW
Calgary, Alberta

MLS # A2234849



\$510,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	974 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	CC-X
Foundation:	-	Utilities:	-

Features: Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Discover elevated urban living in this sun-drenched, balcony to watch fireworks year-round, south-east corner suite in Calgary's vibrant Beltline. Floor-to-ceiling windows wrap the open-concept living space, framing panoramic downtown and sunrise views while 9-ft ceiling amplify the light and airiness. The magazine-worthy kitchen anchors the home with an oversized quartz-topped island, full-height cabinetry and stainless appliances - perfect for week - night dinners or weekend entertaining. A dedicated dining area opens to a private balcony, seamlessly blending indoor and outdoor spaces. Both bedrooms are thoughtfully separated for privacy. The primary retreat easily fits a king bed and pampers with a spa-inspired 5-pc ensuite featuring a deep soaker tub, frameless glass shower and double-sink vanity. The second bedroom-ideal for guests, a home office or roommates-sits besides the chic 3-pc main bath with its own glass-enclosed shower. Impeccably maintained, the building spoils residents with amenities: fully equipped fitness and steam rooms, and owners' lounge, landscaped courtyard, two guest suites, and secured visitor parking. Step outside to groceries, cafes, transit, award-winning restaurants and the downtown core-all mere minutes from your door. Move in, unpack and embrace Beltline living at its best.