



GRASSROOTS
REALTY GROUP

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

1205, 901 10 Avenue SW
Calgary, Alberta

MLS # A2234998



\$336,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: Two Patio Chairs

Discover the condo of your dreams with breathtaking downtown views! This stunning one-bedroom plus den unit offers a beautifully designed open living space. The unit is filled with natural light and features a massive balcony accessible from both the living room and bedroom, perfect for enjoying your morning coffee or evening relaxation. The modern kitchen boasts full-height white cabinetry, tiled backsplash, white quartz countertops, and built-in sleek appliances including a gas cooktop. The unit features brand-new engineered hardwood floors throughout, with no carpet at all, complemented by tile in the bathroom. The spacious living room provides ample room for hosting friends and family or simply relaxing with your pet, as this building is pet-friendly. The bedroom offers balcony access, a great spot for a midnight view or sunny mornings, and enough space for a queen bed and plenty of clothes. The versatile den features a sliding glass door for privacy while allowing natural light to flow through, creating a seamless transition to the rest of the living area. The spa-inspired bathroom is equipped with a deep soaker tub and stunning fixtures, providing a luxurious retreat. This amenity-rich building includes a heated indoor parking stall, indoor guest parking, storage locker, full-time concierge, sauna/steam room, fitness facility, entertaining areas, pool table, open-air rooftop hot tub, BBQ area, and a fabulous green space. With restaurants, shops, grocery stores, and transit just steps away, you'll enjoy the ultimate city living experience all day and night long. Book your showing today and start living your urban dream!