

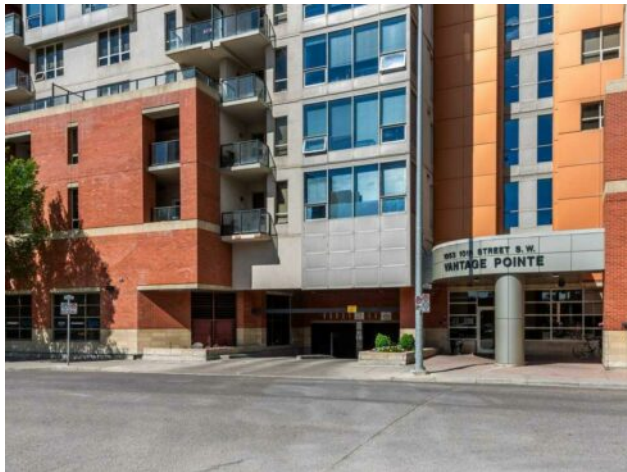


**GRASSROOTS**  
REALTY GROUP

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

1602, 1053 10 Street SW  
Calgary, Alberta

MLS # A2236659



**\$390,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Soaking Tub		

Inclusions: None

Welcome to this bright and modern 2-bedroom, 2-bathroom condo in the heart of the Beltline! Perched on the 16th floor, this unit boasts wall-to-wall windows and sweeping views that fill the space with natural light all day long. The open-concept layout features a stylish kitchen with high-gloss cabinetry, stainless steel appliances, and a large island with breakfast bar seating; perfect for casual dining or entertaining. The living area opens to a generous balcony where you can unwind while enjoying panoramic city views and gorgeous sunrises. Both bedrooms offer excellent space and privacy, including a spacious primary bedroom with a 3-piece ensuite. A second full bathroom and in-unit laundry with a stacked washer and dryer add everyday convenience. This well-managed building includes a fitness centre, bike storage, underground visitor parking, and 24-hour security. Best of all, condo fees include all utilities. An incredible value for inner-city living. Living in the Beltline means having everything at your doorstep: caf  s, restaurants, grocery stores, nightlife, and green spaces like Prince's Island Park. You're just a short walk to the C-Train and Bow River pathway, making it easy to get around whether you're commuting, cycling, or heading out for a morning jog. It's an urban lifestyle with all the comforts of home. Don't miss your chance to live in one of Calgary's most walkable neighborhoods—schedule your private showing today!