



**GRASSROOTS**  
REALTY GROUP

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604, 650 10 Street SW  
Calgary, Alberta

MLS # A2238558



**\$280,000**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 603
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to the Axxis building located in the heart of West Downtown. This unit features an open floorplan with carpet and tile flooring throughout. A large kitchen with plenty of upper and lower cabinetry and an island. Dining area and living room with a cozy corner fireplace. Large bedroom, a den that could be used as an office space and full 4pc bathroom. Assigned secured underground parking, storage locker and insuite laundry. Concrete building providing a quiet living and slight views of the Bow River. Amenities include a fitness centre and a party/recreation room. Just steps away from LRT Station, restaurants, shopping, pathways and the Bow River. Don't miss out on this opportunity. Make your private showing today.